

**79 BLACKPOOL OLD ROAD,
POULTON-LE-FYLDE,
FY6 7RG**

£245,000



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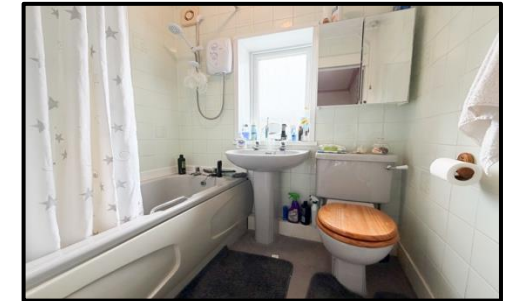
15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

EXTENDED SEMI-DETACHED FAMILY HOME / EXCELLENT CENTRAL LOCATION.....

SITUATED IN A MOST CONVENIENT AND SOUGHT AFTER POSITION. ADJACENT TO Poulton TOWN CENTRE THIS TRADITIONAL SEMI-DETACHED SET BACK FROM THE MAIN ROAD IS PERFECT FOR A PROJECT. WHILST WELL MAINTAINED THE PROPERTY REQUIRES UPDATING AND OFFERS GREAT POTENTIAL; IDEAL FOR A YOUNG FAMILY OR MAYBE SOMEONE DOWNSIZING.

THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE WHICH LEADS INTO A SPACIOUS THROUGH DINING / SITTING AREA. FITTED KITCHEN. THREE BEDROOMS AND BATHROOM TO ACCOMPANY, ONE BEDROOM OFFERS ENSUITE WITH FITTED SHOWER AND W.C. USEFUL LOFT ROOM. GAS CENTRAL HEATING AND DOUBLE-GLAZING, SPACIOUS DRIVEWAY WITH OFF-ROAD PARKING, GARAGE AND FRONT AND REAR GARDENS.

VIEWING IS HIGHLY RECOMMENDED.



LOCATION: Poulton town centre position (SAT NAV FY6 7RG). Within a 5-minute stroll of all amenities and shopping facilities. Nearby to good local Primary and Secondary Schools, Cottam Hall playing fields and access to transport links.

STYLE: A traditional semi-detached house.

CONDITION: Well-maintained over the years, now ready for new owners looking to refurbish and modernise.

ACCOMMODATION: Ground Floor; Entrance vestibule and hallway with staircase leading off. Front lounge with bay window and feature fireplace. French doors leading from front lounge into a reception/ sitting and dining room overlooking rear garden. Fitted kitchen offers plenty of worktop surfaces and room for a dining/ breakfast table. First floor; three bedrooms the two doubles providing built in cupboards and the back bedroom with ensuite. Family bathroom wc.

OUTSIDE: The front provides well maintained generally easy maintenance gardens with attractive planted, slate chipped borders set behind a low-level wall. Good size brick paved driveway providing off road parking and access to the garage. The rear garden is reasonably private; mostly laid to lawn and has the garage to the righthand side.

SERVICES: All mains' services are connected, gas central heating and Upvc double-glazing installed.

COUNCIL TAX: The property is listed as Council Tax Band B (Wyre Borough Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the agent's office.