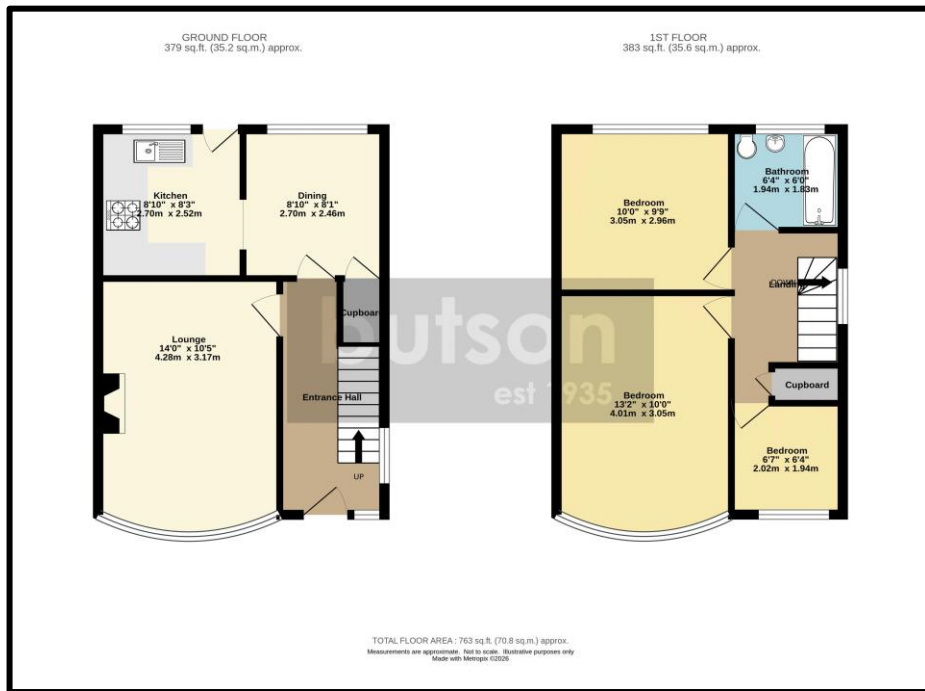




194 BLACKPOOL OLD ROAD,
POULTON-LE-FYLDE,
FY6 7RL

£219,950



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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**NO CHAIN - IDEAL FAMILY HOME CLOSE TO POULTON CENTRE AND COTTAM HALL
PLAYING FIELDS.....**

THIS SPACIOUS SEMI-DETACHED HOUSE OFFERS WELL-MAINTAINED LIVING SPACE AND A BLANK CANVAS TO MOVE INTO. SITUATED IN A MOST CONVENIENT AND POPULAR POSITION CLOSE TO POULTON CENTRE AND ALL IT'S AMENITIES THIS HOME WILL CERTAINLY APPEAL TO FIRST TIME BUYERS, YOUNG FAMILIES OR PERHAPS EVEN A DOWNSIZE. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL – LOUNGE – OPEN PLAN DINING ROOM AND KITCHEN – THREE BEDROOMS – REFURBISHED BATHROOM. PLENTY OF OFF-ROAD PARKING SPACE AND PRIVATE REAR GARDEN.

A MUST VIEW PROPERTY.



LOCATION: Situated in a most convenient and sought after location on Blackpool Old Road (SAT NAV FY6 7RL). A short stroll to Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

STYLE: Traditional, semi-detached house.

CONDITION: A well-maintained property providing accommodation ready to move in to and further potential.

ACCOMMODATION: Ground Floor; entrance vestibule and hallway with staircase leading off. A well-presented lounge with a large bay window and attractive fireplace. Rear open plan dining/ kitchen overlooking the garden. The kitchen provides plenty of worktop surfaces and cupboard space. Door out to the rear. First Floor; landing area with staircase leading off, three good sized bedrooms with principal bedroom newly decorated. Newly fitted white bathroom suite with part tiled walls and tiled flooring.

OUTSIDE: The front of the property benefits from a good-sized driveway with off road parking leading to the rear of the property and a good size garage. Shaped lawn and borders set behind a low-level wall. To the rear is a raised lawn with planted shrubs in a raised bed and patio seating area.

SERVICES: All main services are connected, double glazing and gas central heating installed.

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

EPC: D

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

VIEWING: By appointment through the agent's office.