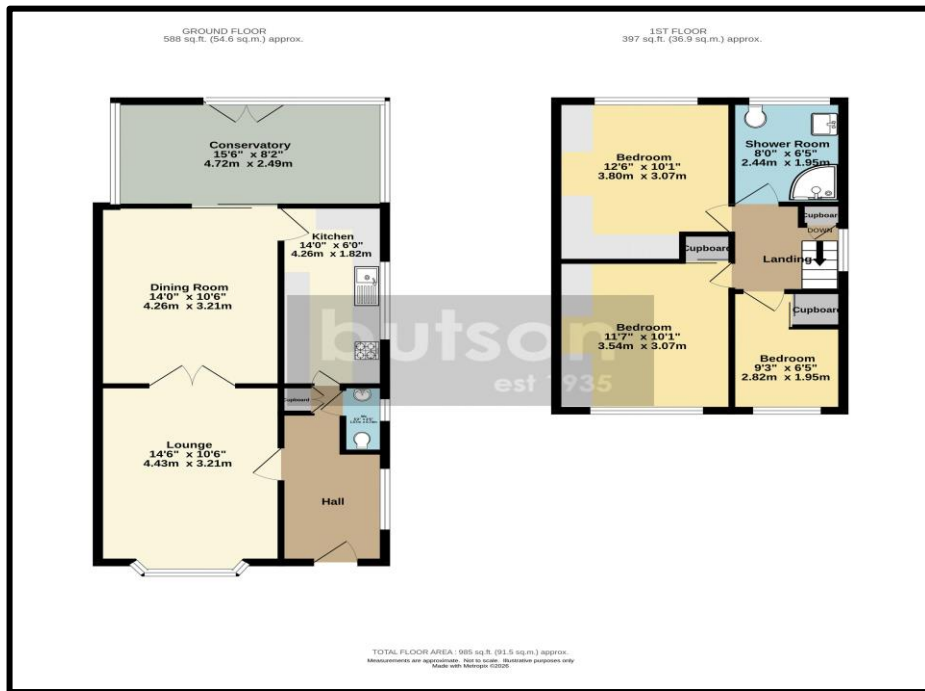




**6 BEESTON AVENUE,
POULTON-LE-FYLDE,
FY6 7TX**

£225,000



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.

POPULAR POSITION / GREAT OPPORTUNITY.....

Occupying a pleasant Cul de sac location just off Arundel Drive close to Poulton centre and nearby local amenities.

This semi-detached home would be ideal for a young growing family. Three bedrooms – two reception rooms – fitted kitchen – shower room – cloakroom W.C – front and rear gardens.

No onward chain.



LOCATION: Beeston Avenue runs off Arundel Drive, on the popular Carleton Green development. Ideal for good local schools, shops and transport service routes into Poulton, Blackpool and Cleveleys.

STYLE: Semi-detached house with conservatory.

CONDITION: A well-maintained property.

SERVICES: All mains' services are connected; gas central heating and double glazing.

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

TENURE: We are advised the tenure of the property is tbc

EPC: D

VIEWING: By appointment through the agent's office.



ACCOMMODATION: Ground Floor; Entrance hallway with a large, frosted window, allowing natural light in whilst maintaining privacy. There are also a useful storage cupboard and a downstairs w.c and wash basin. A bright and welcoming front facing lounge with bay window and double doors leading into the second reception is a dining room providing an excellent space for family entertainment. Sliding patio doors lead through the conservatory providing an extra sitting room overlooking the rear garden. Accessed from both the entrance hallway and dining room, a fitted kitchen offers a practical and functional layout and comprises a range of wall, base units and work top surfaces.

First floor; A spacious and well-proportioned double bedroom benefits from fitted wardrobes, incorporating overhead storage and a storage cupboard accessed through a sliding door. Its neutral décor offers a comfortable and relaxing principal bedroom. A second well-presented double bedroom benefits from a rear facing window providing plenty of natural light and features an extensive range of fitted bedroom furniture. The third single bedroom is an ideal guest/study room with a storage cupboard. To accompany the three bedrooms is a fully tiled shower room with a contemporary white three-piece suite comprising, a walk- in shower, w.c and vanity wash hand basin with integrated storage.

OUTSIDE: Good size frontage with spacious driveway providing off road parking. To the rear, a patio provides an ideal seating and entertaining area, with steps leading to a raised border. A covered pergola offers a sheltered space to sit and garden buildings. Gated side access also provides convenient access the rear garden leading from the driveway.