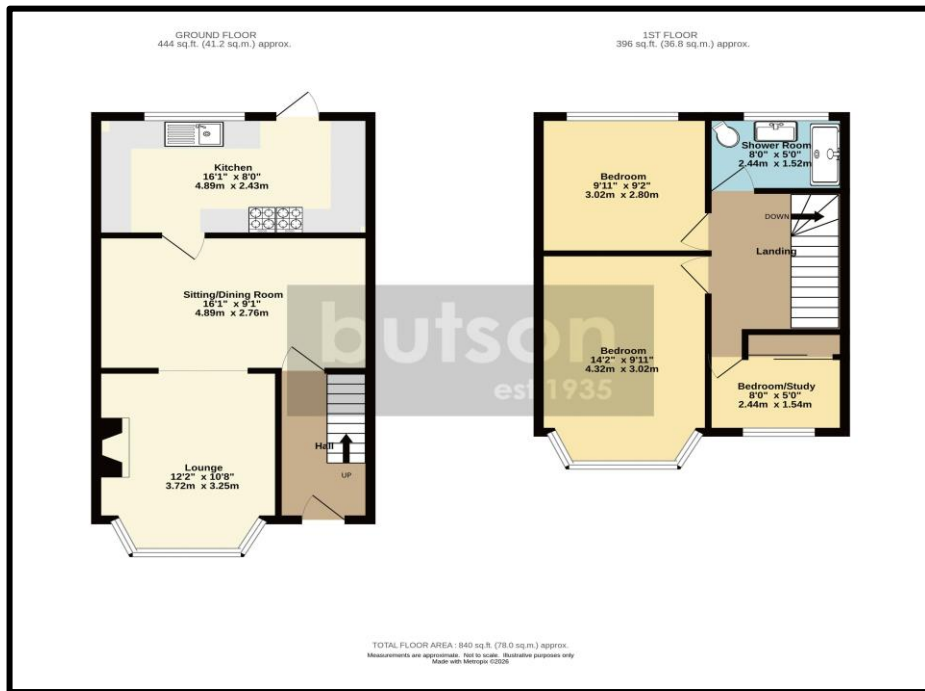




16 BELGRAVE PLACE,
POULTON-LE-FYLDE,
FY6 7RR

£180,000



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 their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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

POPULAR FIRST TIME BUY / CUL DE SAC LOCATION.....

EXTENDED MID TERRACE HOME LOCATED IN AN EXTREMELY CONVENIENT AND SOUGHT-AFTER RESIDENTIAL POSITION. PERFECT FOR YOUNG FAMILIES WITH COTTAM HALL PLAYING FIELDS BEING CLOSE BY. ADJACENT IS A SMALL PARADE OF HANDY SHOPS AND POULTON CENTRE IS WITHIN EASY WALKING DISTANCE. THIS WILL MAKE AN IDEAL HOME FOR A YOUNG FAMILY OR FIRST TIME BUYER. THE CURRENT ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, TWO RECEPTION ROOMS AND KITCHEN. GAS CENTRAL HEATING AND DOUBLE GLAZING, GOOD SIZE GARDENS WITH SUNNY ASPECT.

EARLY VIEWING A MUST.



Location: Belgrave Place leads off Blackpool Old Road and Belgrave Road (Sat Nav FY6 7RR), close to Poulton centre and all its amenities, nearby is small parade of handy conveniences and transport service routes to Blackpool, Cleveleys and Fleetwood are close by.

Condition: A well-presented home with neutral décor.

Accommodation: Comprising, Ground floor; entrance hall with staircase leading off. To the front of the property there is good size lounge featuring a bay window and an attractive fireplace. The lounge flows into the adjoining dining / family area, providing an excellent space for both everyday living and entertaining. From the dining area, you access the extended and well-equipped kitchen, fitted with a good range of worktop surfaces and ample cupboards, offering plenty of practical workspace and storage. First Floor; landing area with useful storage cupboard. Front bedroom double bedroom with feature bay window. The second double bedroom is situated to the rear and versatile third bedroom / study offers an ideal space for those working from home and useful built in cupboard. A modern shower room, fitted with a modern suite comprising double walk-in shower, wash basin and WC.

Outside: The front of the property is well maintained, with a spacious driveway providing invaluable off-road parking. To the rear, the garden is designed for easy maintenance with paved patio and stone chippings. Mature shrubs and trees surround the borders. There is also a useful timber outbuilding, providing excellent additional storage or workshop space.

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

Tenure: We are advised the tenure of this property is freehold.

Council Tax: The property is listed as council tax band B (Wyre borough council)

Viewings: By telephone appointment through the agent's office.