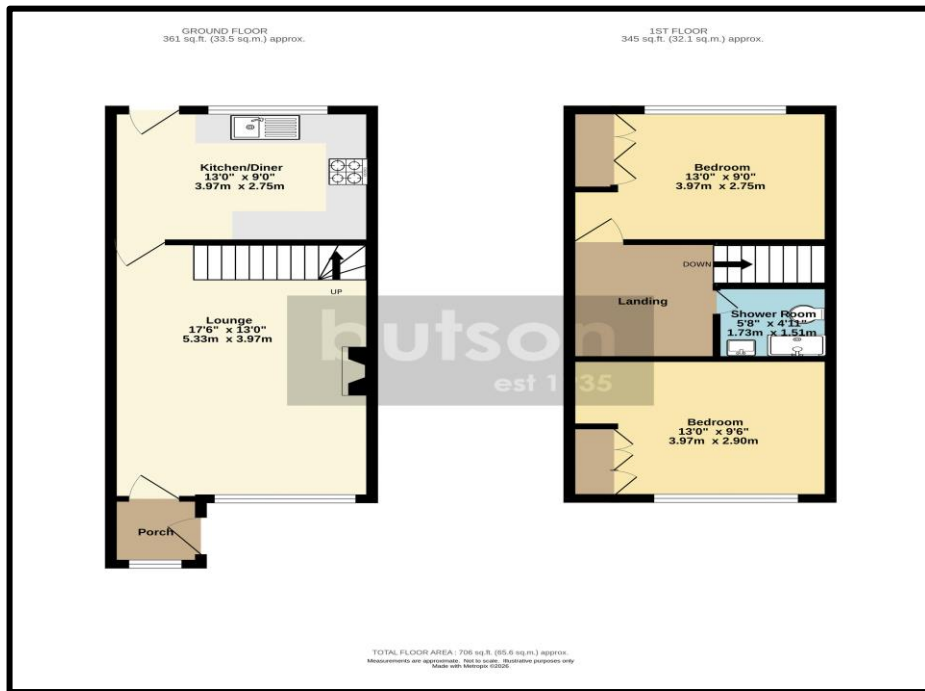




92 ARUNDEL DRIVE
CARLETON
POULTON-LE-FYLDE
FY6 7TR

£189,950



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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POPULAR POSITION / FANTASTIC FIRST TIME BUY.

Occupying a convenient position on this popular established development in Carleton. This semi-detached property provides great space and would be ideal for a first time buy, young family and even downsize. A short walk from both Poulton and Carleton centers and nearby well-regarded schools. The accommodation briefly comprising; good size lounge and modern breakfast kitchen. Two double bedrooms and shower room. Gas central heating and double-glazing. Front and rear gardens and drive parking. Early viewing is highly recommended and No Chain. EPC: D



LOCATION: Situated towards the Poulton Road end of Arundel Drive and accessible from Fleetwood Road South (SAT NAV FY6 7TR). The popular Carleton Green development is ideal for good local schools, shops and transport service routes into Poulton, Blackpool and Cleveleys.

ACCOMMODATION: Ground Floor; entrance porch, good size front lounge with fireplace and stairs leading off. Dining kitchen to the rear which has been modernised with a good range of floor and wall cupboards and appliances. Door out to the rear. First Floor; landing space, two double bedrooms and shower room.

OUTSIDE: Laid lawn to the front with paved driveway providing ample off-road parking. Landscaped rear garden with paved patio adjacent to the property, lawn and planted borders.

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

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

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

VIEWING: By appointment through the agent's office.