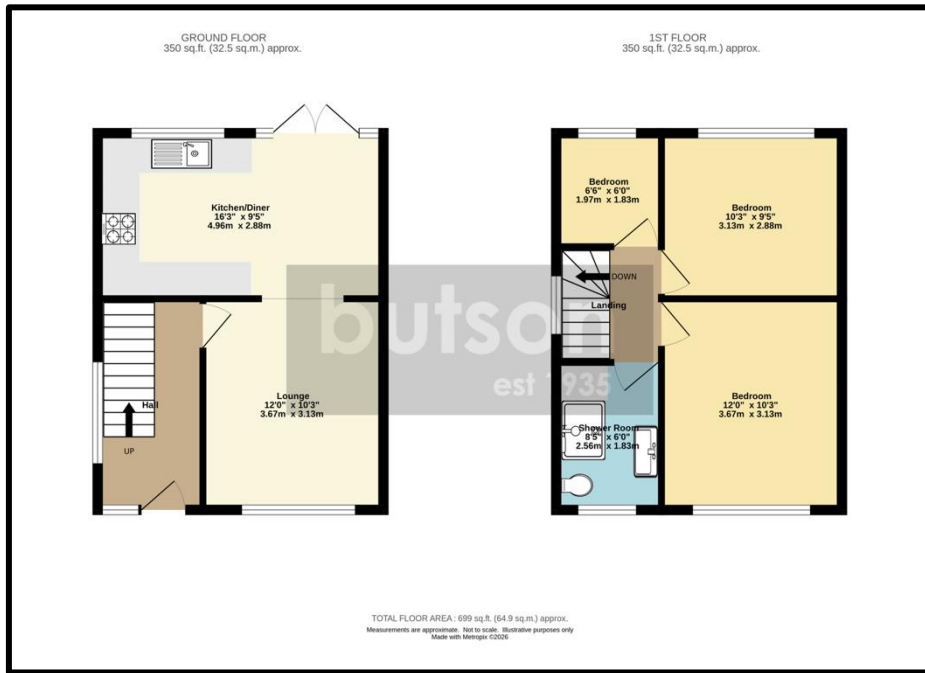




23 DODGEONS CLOSE,
POULTON-LE-FYLDE,
FY6 7DX

FIXED PRICE £239,950



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

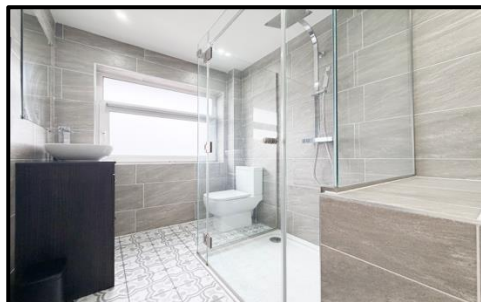


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EXTREMELY WELL-APPOINTED PROPERTY/EXCELLENT LOCATION AND NO ONGOING CHAIN.....

SITUATED IN A POPULAR RESIDENTIAL CUL DE SAC POSITION OFF MOSSBOURNE ROAD AND CLOSE TO COTTAM HALL PLAYING FIELDS. THIS SEMI-DETACHED HOUSE HAS BEEN MODERNISED THROUGHOUT AND FINISHED WITH A CONTEMPORARY STYLE. THE PROPERTY IS READY TO WALK IN TO AND WOULD BE IDEAL FOR A YOUNG FAMILY OR FIRST TIME BUY. THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE AND OPEN PLAN DINING KITCHEN SPACE, THREE BEDROOMS AND MODERN SHOWER ROOM W.C. GAS CENTRAL HEATING AND DOUBLE-GLAZING. OFF-ROAD PARKING AND GARAGE. GOOD SIZE REAR GARDEN WITH SOUTH FACING ASPECT.

A MUST VIEW PROPERTY AND NO CHAIN.



LOCATION: Located in a convenient and popular spot just off Mossbourne Road, which can be accessed from either Blackpool Old Road or Garstang Road West (SAT NAV FY6 7DX). Within a short walk of Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

CONDITION: Well-presented property, including modern fittings and décor throughout. Ready to walk into.

ACCOMMODATION: Ground Floor; entrance hallway with staircase leading off. The ground floor benefits from a spacious, modern open-plan lounge, kitchen and dining area, creating a fantastic sociable space for both everyday living and entertaining. The property is decorated throughout, with a contemporary finish and a fresh, modern feel. The modern fitted kitchen offers a practical and stylish space, flowing seamlessly into the dining and lounge areas to create a generous open-plan living environment. First floor; three bedrooms and modern appointed shower room and W.C combined. Large loft space which has been boarded and a radiator installed.

OUTSIDE: The front of the property benefits from a generous driveway, providing ample off-road parking and leading to the detached garage. To the rear, there is a paved patio area and a south-facing garden, predominantly laid to lawn, providing an ideal outdoor space for relaxing and entertaining.

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

COUNCIL TAX: The property is listed from an online search 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.