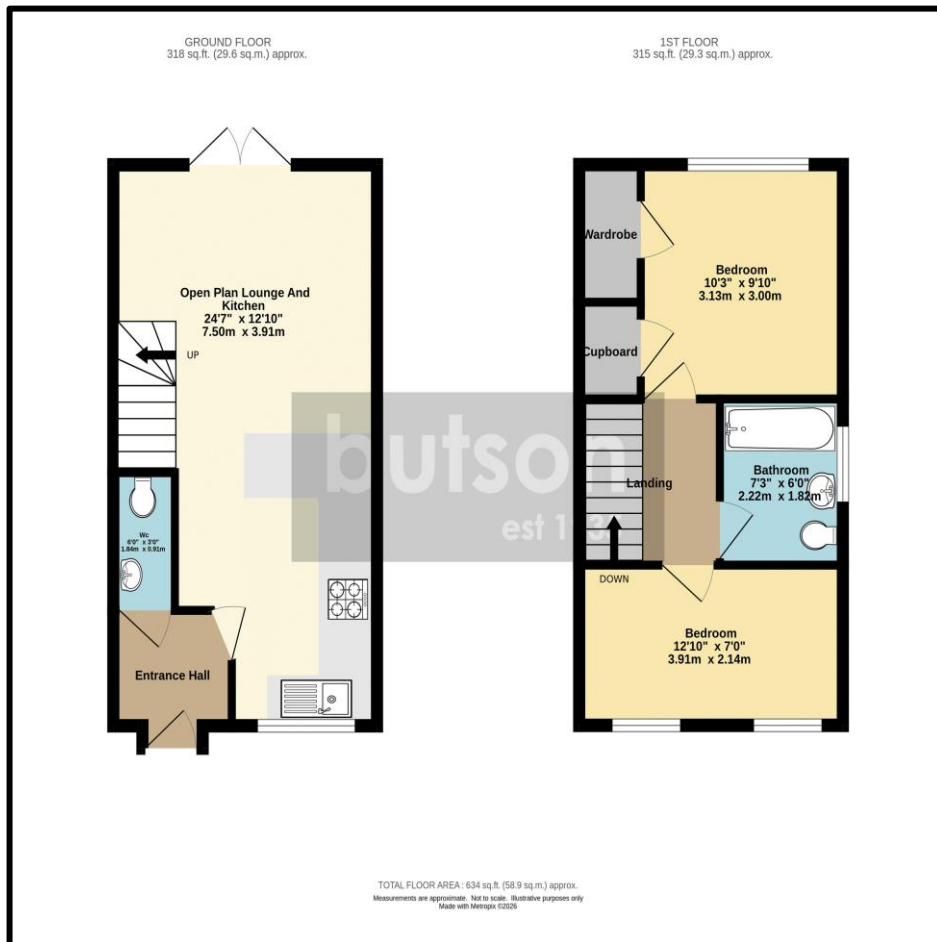




21 AMETHYST DRIVE,
POULTON-LE-FYLDE,
FY6 7YJ

£138,000



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.



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*****SHOW HOME STYLE PROPERTY / THE PERFECT FIRST TIME BUY*****

This two-bedroom end mews, on the Moorfield Park development enjoys a convenient position just off Garstang Road East. Providing immaculate accommodation with a modern layout. An ideal opportunity for a first-time buy. Located in a desirable area the property offers easy access to local amenities and motorway links. The accommodation briefly comprises, open plan lounge and kitchen, two double bedrooms and bathroom w.c. Off road parking for two vehicles and neat rear garden. Gas central heating and double glazing.

A must view to appreciate the accommodation on offer.



LOCATION: Situated just off Garstang Road East within easy reach of Poulton centre handy for all amenities, restaurants, cafes and shopping. Good local Schools are nearby and The M55 motorway link is within a short drive.

ACCOMMODATION: Ground Floor; Entrance Hall with convenient cloak room W.C. Kitchen positioned to the front with a modern range of fitted units and new appliances. Good size open plan lounge with French doors out to the rear. First Floor; landing area, two double bedrooms and modern bathroom w.c.

OUTSIDE: Well-presented frontage with off-road parking for two vehicles, electrical power is supplied to the front of the property. The back garden provides good outdoor space mainly laid to lawn.

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

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

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

VIEWING: By appointment strictly through the Agents office.

EPC: B