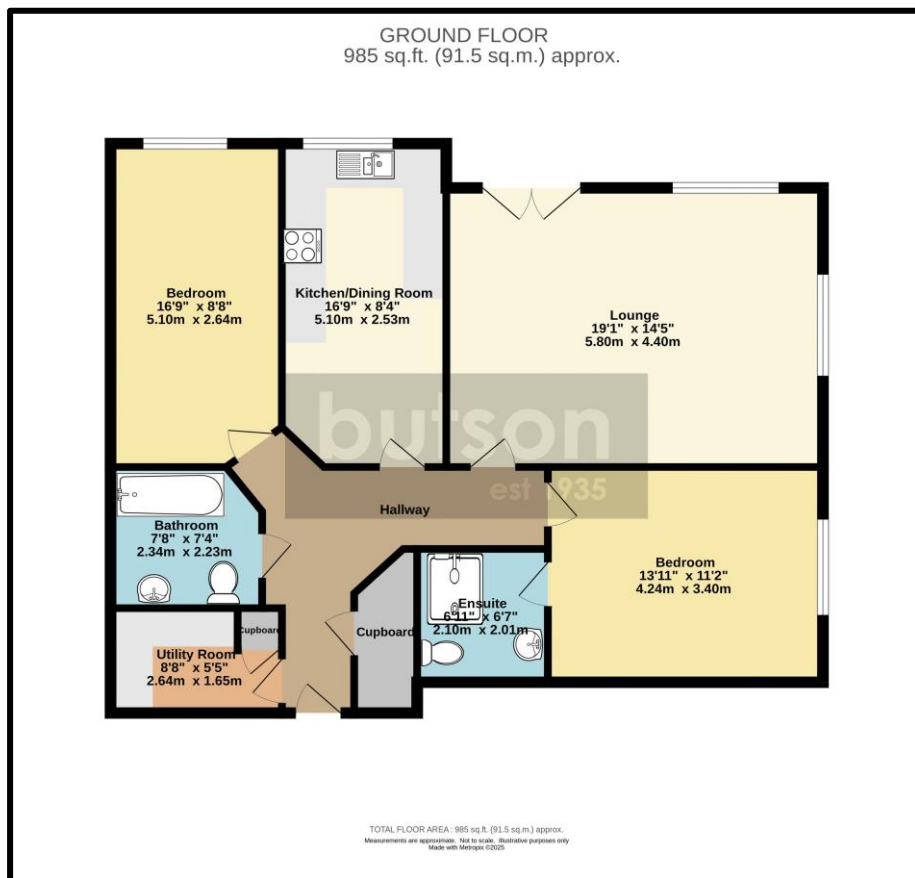




39 MANOR APARTMENTS POULTON-LE-FYLDE, FY6 7HF

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



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PURPOSE BUILT SECOND FLOOR APARTMENT WITH NO ONWARD CHAIN

SPACIOUS MODERN BUILD APARTMENT WITH GATED SECURE PARKING SITUATED ON THIS POPULAR AND CONVENIENT DEVELOPMENT CLOSE TO POULTON TOWN CENTRE AND HANDY FOR MOTORWAY ACCESS.

THE ACCOMMODATION BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS, GOOD SIZE LOUNGE, FITTED KITCHEN, TWO BATHROOMS AND UTILITY ROOM. RESERVED PARKING, DOUBLE GLAZING, ELECTRIC HEATING.

PLEASE NOTE SOME IMAGES HAVE BEEN ENHANCED USING AI-GENERATED PHOTOGRAPHY TO ILLUSTRATE THE PROPERTY'S POTENTIAL APPEARANCE FOLLOWING REFURBISHMENT OR MODERNISATION.



LOCATION: Occupying a prominent position off Garstang Road East, within easy travelling distance of Poulton town centre, a walk for most to all amenities including shopping facilities, cafes and restaurants.

ACCOMMODATION: Ground-floor reception area with entry-phone and individual letterboxes, lift to each floor. Private entrance hall with handy storage cupboard, good size lounge with French windows providing access to a small balcony. Kitchen/diner with high & low-level units and some integrated appliances, utility room off the hallway. Master bedroom with en-suite shower room, bedroom two and bathroom / W.C.

OUTSIDE: Communal landscaped gardens, reserved parking space.

SERVICES: All main services are connected with the exception of gas, electric heating and UPVC double-glazing are installed.

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

TENURE: Tenure of the property is leasehold with a residual 999-year lease, commencing 01/01/2004.

VIEWING: By telephone appointment strictly through the Agent's office.

EPC: C