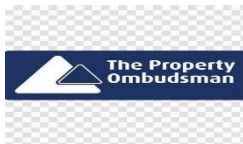


**18 KEVIN AVENUE,  
POULTON-LE-FYLDE,  
FY6 7JU**

**£229,995**



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.

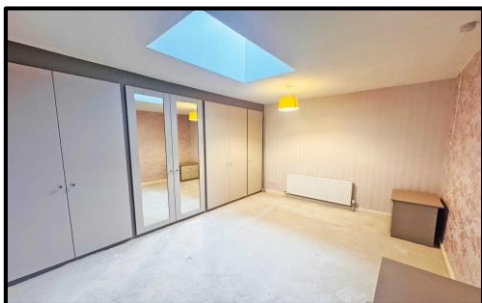


15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butson.co.uk

**\*\*\*CONVENIENT AND POPULAR RESIDENTIAL POSITION\*\*\***

OCCUPYING A MOST PLEASANT RESIDENTIAL LOCATION JUST OFF BRECK ROAD AND CLOSE TO POULTON TOWN CENTRE. A MUST VIEW PROPERTY READY TO WALK INTO WITH A GENEROUS REAR EXTENSION. THIS WELL-PRESENTED SEMI-DETACHED TRUE BUNGALOW BRIEFLY COMPRISES, LOUNGE, FITTED KITCHEN, REAR EXTENDED DINING/SITTING ROOM TWO BEDROOMS & MODERN SHOWER ROOM. GAS CENTRAL HEATING, DOUBLE-GLAZING, FRONT AND REAR GARDENS. DRIVEWAY AND GARAGE.

VIEWING IS HIGHLY RECOMMENDED.



**LOCATION:** Kevin Avenue leads off Royston Road and Riversway at the bottom of Breck Road. A popular residential position within easy access of Poulton centre offering a wide selection of shopping facilities, cafes and bars.

**STYLE:** Semi-detached true bungalow.

**CONDITION:** Well-presented property throughout with a neutral décor finish and ready to walk into.

**ACCOMMODATION:** Comprising, entrance hall with handy storage cupboard and good size front lounge with feature fireplace. Open plan fitted kitchen leading on to an extended sitting/dining room with French doors into the garden. Two bedrooms, the master with fitted wardrobes and feature Velux roof light. Modern tiled shower room.

**OUTSIDE:** The property has a lawned garden to the front set behind a low-level brick wall. Side driveway leading to a gated rear garden. The rear of the property is mainly paved for ease of maintenance.

**SERVICES:** All main services are connected, 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 C (Wyre Borough Council)

**VIEWINGS:** By telephone appointment through the agent's office.