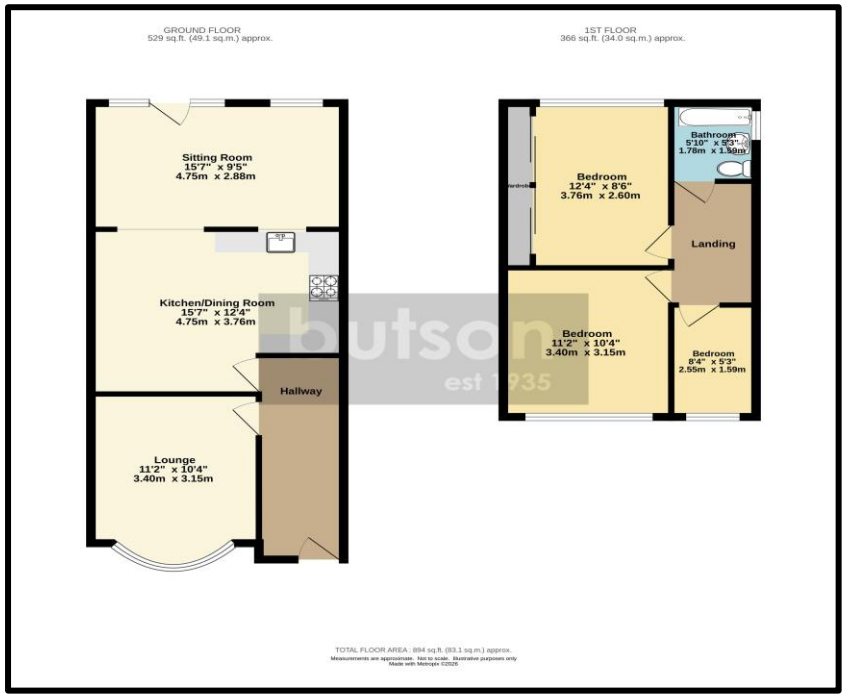
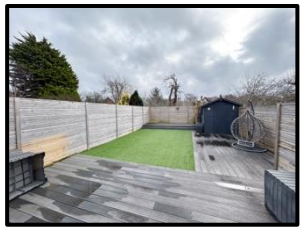










47 RUTLAND AVENUE, POULTON-LE-FYLDE, FY6 7SB

£210,000 NO CHAIN

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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01253 894494
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*****WELL PRESENTED EXTENDED FAMILY HOME CLOSE TO POULTON CENTRE***.**

Situated in a very convenient position adjoining Poulton town centre this family home is ideally situated for Poulton's café culture, transport links and good local schools. The property briefly comprises entrance hall, lounge, dining room leading to the open plan kitchen (fully fitted with integrated appliances) and sitting room extension. First-floor two double bedrooms, one single, modern family bathroom,

INTERNAL VIEWING STRONGLY RECOMMENDED.













ACCOMMODATION: Ground-floor; entrance hall, lounge with bay window to the front, dining room opening into the open plan modern kitchen with has a good range of wall and base units along with appliances. Modern, extended sitting room with feature log burner and doors onto the decked patio. First-floor; two double bedrooms and a single. Fully tiled family bathroom with overhead waterfall shower, low-level, push-button W.C , basin with vanity cupboard.

OUTSIDE: To the front there is an attractively paved area for off street parking. Attractive rear garden with decked patio areas and a lawn.

SERVICES: All mains services are connected including central heating, UPVC double-glazing is installed.

COUNCIL TAX BAND: The property is listed as Council Tax C (Wyre Council)

EPC RATING - C

TENURE: Tenure of the property is freehold.

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