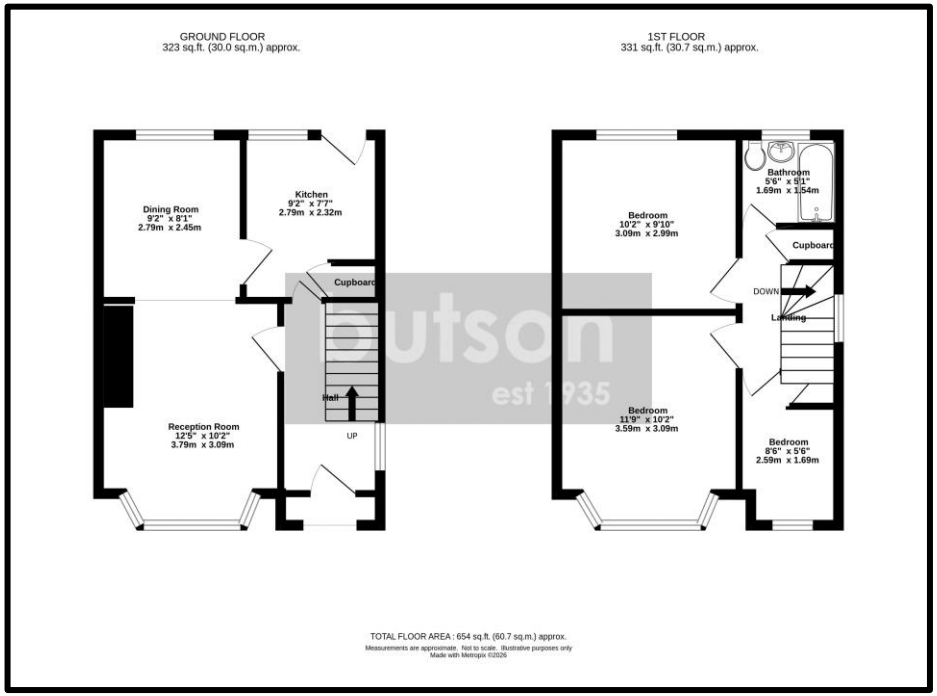

50 BELGRAVE ROAD, POULTON-LE-FYLDE, FY6 7RP

£140,000

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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sales@butson.co.uk

FANTASTIC RENOVATION PROJECT WITH NO CHAIN.

END QUASI TERRACE HOUSE LOCATED IN AN EXTREMELY CONVENIENT AND SOUGHT-AFTER RESIDENTIAL POSITION CLOSE TO POULTON CENTRE. THIS WILL MAKE AN IDEAL BUY FOR SOMEBODY LOOKING FOR A RENOVATION / INVESTMENT PROJECT.

THE CURRENT ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, LOUNGE, DINING AREA AND KITCHEN. GOOD SIZE GARDENS (THE REAR IS WEST FACING), DRIVEWAY AND GARAGE. MAJORITY DOUBLE-GLAZED AND ELECTRIC HEATING. NO CHAIN. EPC TO FOLLOW.

LOCATION: Belgrave Road leads off Blackpool Old Road and Belmont Avenue (Sat Nav FY6 7RP), close to Poulton centre and all it's amenities, nearby is small parade of shops and transport service routes to Blackpool, Cleveleys and Fleetwood are close by.

CONDITION: In need of updating, providing an excellent project and opportunity.

ACCOMMODATION: Comprising, Ground floor; entrance hallway, lounge with bay window, dining area and kitchen. First floor; three bedrooms and bathroom W.C combined.

OUTSIDE: Walled front garden with maintained lawn, borders and pathway. A shared driveway provides access to the rear and a single garage (sold as seen). Good size, West facing rear garden with lawn, borders and paved patio areas.

SERVICES: Majority double glazed and electric heating.

TENURE: We are advised the tenure of this property is freehold.

COUNCIL TAX: The property is listed from an online search as council tax band B (Wyre borough council).

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