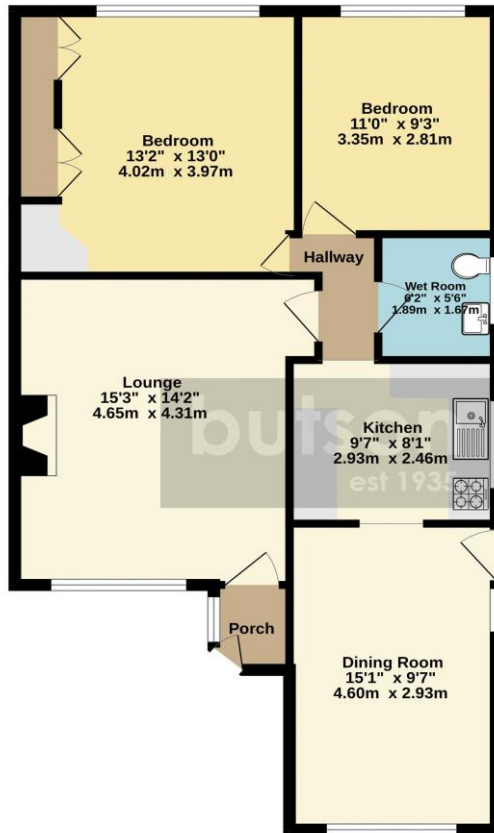


GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.

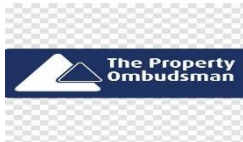


TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**38 CONISTON AVENUE,
KNOTT END-ON-SEA,
FY6 0DP**

£149,950



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.



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*** SEMI DETACHED TRUE BUNGALOW IN A POPULAR LOCATION ***

No Chain semi-detached true bungalow close to Knott End village and within walking distance to the promenade enjoying sea views across the bay.

The property does require general updating / renovation, but presents a blank canvas and excellent potential. The property briefly comprises; lounge – fitted kitchen – converted garage/additional reception room - two bedrooms – shower room – upvc double glazing – front and rear gardens – driveway.

Please call our office to arrange your viewing today.



LOCATION: Occupying a most convenient residential location in Knott End. Local amenities include convenience stores, cafes, library and medical centre. Nearby transport routes provide access to Lancaster, Poulton and surrounding towns.

STYLE: Popular semi-detached TRUE bungalow.

CONDITION: Whilst ready for general updating, the property has been well maintained and presents a blank canvass for any purchaser.

ACCOMMODATION: Entrance porch, lounge with fireplace, fitted kitchen with a good range of units and appliances. Originally the garage to the front now converted to provide a dining / 2nd reception room. Two bedrooms to the rear, the master with fitted cupboards. Shower room and wc.

OUTSIDE: Well-presented external space, the front provides off road parking with driveway and path to the rear of the property and small gravel borders. Lawned rear garden with sunny aspect.

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

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

VIEWING: By appointment through the agent's office.