



**165 ARUNDEL DRIVE,
 CARLETON
 POULTON-LE-FYLDE,
 FY6 7TS**

£169,950



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POPULAR POSITION / FANTASTIC FIRST TIME BUY

Occupying a convenient position on this popular established development in Carleton. This semi-detached chalet style property provides great space and would be ideal for a young family. A short walk from both Poulton and Carleton centers and nearby well-regarded Schools. The accommodation briefly comprising; lounge, dining / sitting room and conservatory, three bedrooms. Gas central heating and upvc double-glazing. Front and rear gardens, drive parking and single garage.

Early viewing is highly recommended, no chain.



LOCATION: Situated towards the Poulton Road end of Arundel Drive and accessible from Fleetwood Road South (SAT NAV FY6 7TR). Popular Carleton Green development ideal for good local schools, and transport service routes into Poulton, Blackpool and Cleveleys.

STYLE: Semi-detached chalet dormer bungalow with conservatory room.

CONDITION: A well-maintained property now ready for some general updating and modernization.

ACCOMMODATION: Ground Floor; entrance hall, lounge with gas fireplace and access to under stairs storage cupboard, sitting / dining room and fitted kitchen. Conservatory room across the back of the property with access via the kitchen or dining / sitting room. First floor; landing area, three good bedrooms and bathroom W/C.

OUTSIDE: To the front of the property there is a block paved parking area and driveway leading to a single garage. Easy maintenance rear garden with patio seating area.

SERVICES: All mains' services are connected, gas central heating and Upvc double-glazing are installed.

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

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

VIEWING: By appointment through the agents office.

EPC: To follow.