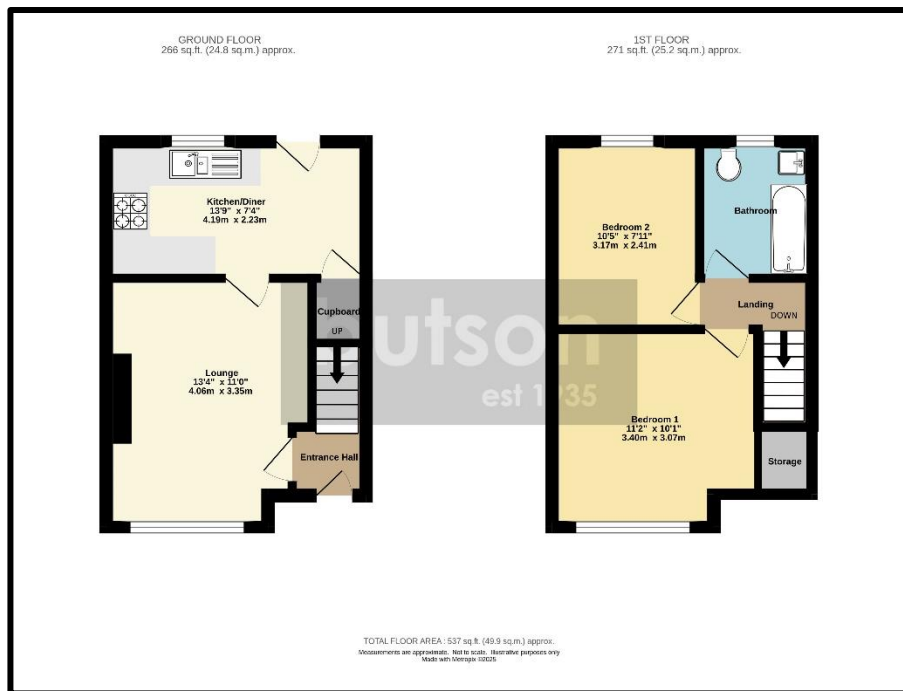




**39 WESTWOOD AVENUE,
POULTON-LE-FYLDE,
FY6 7EN**

£128,950



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.



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

***** IDEAL STARTER HOME OR BUY TO LET *****

THIS MID TERRACE PROPERTY WOULD MAKE AN IDEAL STARTER HOME OR INVESTMENT PROPERTY. THE PROPERTY SITS WITHIN EASY WALKING DISTANCE OF POULTON CENTRE AND NEARBY CONVENIENCE SHOPS ON GARSTANG ROAD EAST.

THE ACCOMMODATION COMPRISES; LOUNGE AND BREAKFAST KITCHEN. TWO BEDROOMS AND FIRST FLOOR BATHROOM. DOUBLE-GLAZING AND GAS CENTRAL HEATING, FRONT OFF ROAD PARKING AND A GOOD SIZE REAR GARDEN WITH OUTBUILDING.

EARLY VIEWING A MUST AND NO CHAIN.

LOCATION: Extremely convenient cul de sac position just off Curzon Road and Lower Green. Within a short walk of Poulton centre and close to good local Schools.

ACCOMMODATION: Comprising, Ground floor; Entrance vestibule, lounge leading to breakfast kitchen with under stairs storage cupboard and UPVC door out to the rear garden. First floor; two good size bedrooms and modern white bathroom.

OUTSIDE: The front garden provides off road parking and side access leads to the rear garden. The rear is a good size with a patio area adjacent to the property with sleeper boarders and outbuilding with power.

SERVICES: All mains 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 Band B (Wyre Council)

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

EPC - Rating D

