

37 WOODLAND DRIVE,
POULTON-LE-FYLDE,
FY6 8ET

£239,950



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



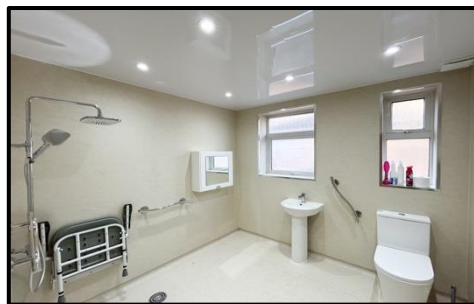
15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

**DETACHED TRUE BUNGALOW IN A POPULAR RESIDENTIAL POSITION –
FULL REFURBISHMENT REQUIRED**

This detached true bungalow is situated in a very pleasant position just off Hardhorn road and within a short walk from Poulton centre for most. An ideal retirement property or for someone looking to downsize.

The accommodation does require full renovation throughout but presents an excellent opportunity with the accommodation briefly comprising, originally two bedrooms, good size lounge, breakfast kitchen and loft room. Front and rear gardens, single garage and driveway.

NO ONWARD CHAIN.



LOCATION: Occupying a very popular residential position just off Hardhorn Road, Poulton centre is within an easy walk for most handy for all its amenities, local transport service routes are easily accessible and good local Schools.

ACCOMMODATION: The property is a true detached bungalow requiring renovation. A front door opens into a small vestibule, leading into the central hallway. To the left is a good-sized lounge with a fireplace. To the right is a double bedroom with fitted wardrobes. Adjacent is a recently fitted wet room comprising WC, wash hand basin, and open shower. To the rear, is bedroom two with an extended sitting area. A small walk-through leads to the open plan. breakfast kitchen, which enjoys garden views.

OUTSIDE: The bungalow is approached via a brick-paved driveway providing off-road parking. The front garden is mainly laid to lawn with established shrubs and low-level brick wall offering a pleasant outlook. Gated side access leads through to the rear of the property. To the rear is a good-sized, enclosed garden, predominantly laid with a large, paved patio area, ideal for outdoor seating and easy maintenance. Beyond this is a section of lawn bordered by fencing and mature trees, providing a good degree of privacy.

SERVICES: All main services are connected, gas central heating and double glazing.

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

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

VIEWING: By appointment through the Agent's office and early inspection is advised.