



1 WEMBLEY AVENUE,
POULTON-LE-FYLDE,
FY6 7JJ

£350,000



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MUST VIEW TOWN CENTRE PROPERTY

A fantastic opportunity to purchase a detached property on the fringe of Poulton centre. This early 1900's detached home has been very well maintained over the years offering generous accommodation with a rear ground floor extension and further potential. Outside the property provides a generous driveway, large garage and surprisingly large garden.

Within easy walking distance of Poulton centre, the park, train station and nearby convenience shops on Garstang Road East. Briefly the accommodation comprises; two reception rooms and dining kitchen across the back of the property. Ground floor and first floor shower rooms. Three good bedrooms and loft space partly boarded. Double-glazing and gas central heating.

Early viewing will be essential.



Location: Extremely convenient and sought after cul de sac position just off Lower Green (SAT NAV FY6 7JJ). Within a short walk of Poulton centre, close to good local Schools and a variety of amenities including the play park and train station.

Style: Early 1900's detached family home.

Accommodation: This well-proportioned three-bedroom home offers spacious and versatile accommodation across two floors. To the front, there is a bright lounge featuring an attractive bay window, providing a comfortable living space. To the rear, a separate dining room connects through to a well-sized kitchen/breakfast room, offering ample space for everyday dining and entertaining. A ground floor shower room adds further convenience. Upstairs, the first floor comprises three bedrooms, including a generous principal bedroom and two further well-sized rooms, all benefiting from built-in wardrobe space. A family shower room serves this level.

Outside: This generous rear garden offers an excellent outdoor space, ideal for both relaxation and entertaining. Mainly laid to lawn, it provides a wide, open area perfect for families, with well-established borders adding greenery and privacy along the sides. A paved patio area to the rear of the property creates a great spot for outdoor dining. Mature trees and shrubs give the space a pleasant feel. The property benefits from a substantial garage, ideal for storage, parking, or potential workshop use.

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 Council tax band E (Wyre Borough Council)

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