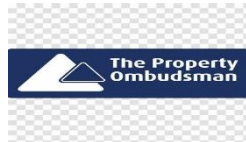


**51 FALCON DRIVE,  
POULTON-LE-FYLDE,  
FY6 7UF**

**£200,000**



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.



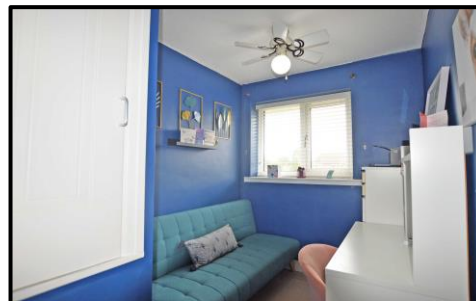
15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
 01253 894494  
 sales@butson.co.uk

**THIS PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE SPACE.**

SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL POSITION PERFECT FOR A YOUNG GROWING FAMILY. THIS MODERN BUILD SEMI DETACHED HOUSE IS FOUND JUST OFF BLACKPOOL OLD ROAD TOWARDS THE BOTTOM OF FALCON DRIVE IN A CUL DE SAC POSITION. THE PROPERTY WOULD BE IDEAL FOR SOMEONE WHO IS LOOKING FOR A HOUSE READY TO WALK INTO.

THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE AND MODERN KITCHEN DINER. GOOD SIZE CONSERVATORY ROOM, EXTENDED AND VERY USEFUL UTILITY ROOM AND HOME OFFICE / PLAYROOM. THREE BEDROOMS AND BATHROOM/WC, GAS CENTRAL HEATING AND UPVC DOUBLE-GLAZING, FRONT AND REAR GARDEN WITH DRIVEWAY PARKING AND STORAGE GARAGE.

VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Found in a popular residential development on the edge of Poulton, still within easy reach of the town centre and all its amenities. Handy for good local Schools, close to Blackpool 6th Form College and public transport routes.

**STYLE:** Modern build semi-detached home with the addition of a spacious conservatory room and open aspect to the rear.

**CONDITION:** Extremely well-presented house with a contemporary finish, truly ready to walk into.

**ACCOMMODATION:** Comprising, Ground floor; entrance porch and hallway with stairs leading off. Front reception room with fireplace and understairs storage cupboard. Modern and recently updated kitchen with a great range of fitted cupboards, worktops, appliances and storage. To the rear you will find a large conservatory sitting room which leads to the invaluable utility room, W.C and office / playroom. First floor; landing with loft access, three bedrooms and modern well-appointed white bathroom suite, part tiled.

**OUTSIDE:** To the front there is a lawn with paved footpath and driveway parking leading to the attached garage. The rear garden enjoys a sunny aspect being south facing with open aspect over grazing land, patio seating area and laid lawn.

**SERVICES:** All mains services are connected. Gas central heating and Upvc double-glazing installed.

**TENURE:** We are advised the tenure of this property is Freehold.

**COUNCIL TAX BAND:** The property is listed as band C with Wyre Council.

**EPC rating - D**