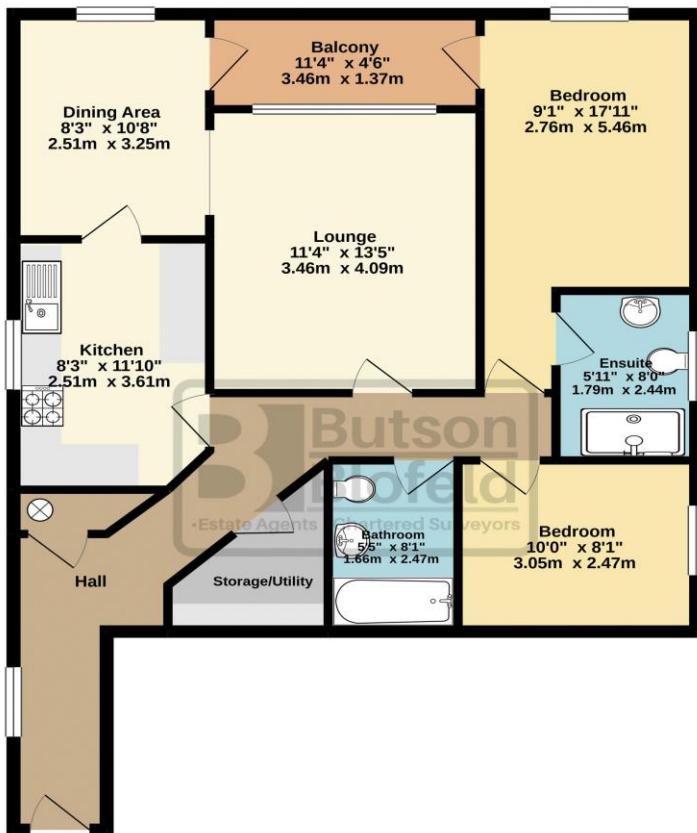


**GROUND FLOOR**  
873 sq. ft. (81.1 sq. m.) approx.



TOTAL FLOOR AREA : 873 sq. ft. (81.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and other features are approximate and not to scale. The vendor does not guarantee for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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**17 MOORLAND APARTMENTS,  
POULTON DRIVE,  
POULTON-LE-FYLDE,  
FY6 7HA**

**£155,000**



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 the 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

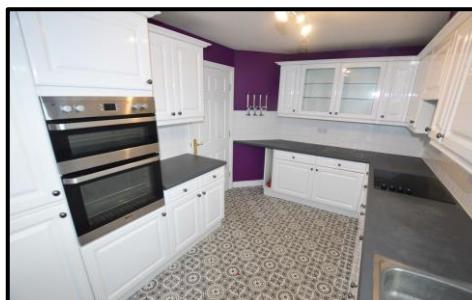
01253 894494

[sales@butson.co.uk](mailto:sales@butson.co.uk)

\*\*\* PURPOSE BUILT SPACIOUS FIRST FLOOR APARTMENT / CHAIN FREE \*\*\*

SPACIOUS MODERN BUILD APARTMENT WITH GARAGE, SITUATED ON THIS POPULAR AND CONVENIENT DEVELOPMENT, CLOSE TO POULTON TOWN CENTRE AND HANDY FOR MOTORWAY ACCESS. THE ACCOMMODATION BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS, GOOD SIZE LOUNGE, DINING AREA, FITTED KITCHEN, LINKED BALCONY BETWEEN THE BEDROOM/DINING AREA, MASTER EN-SUITE, BATHROOM AND UTILITY ROOM. DOUBLE GLAZING, ELECTRIC HEATING.

VIEWING COMES HIGHLY ADVISED.



**LOCATION:** Occupying a prominent just off Garstang Road East (SAT NAV FY6 7HA). Within easy travelling distance of Poulton town centre, a walk for most to all amenities including shopping facilities, cafes and restaurants.

**STYLE:** A first floor, purpose-built modern apartment.

**CONDITION:** Modern interior throughout.

**ACCOMMODATION:** Ground-floor reception area with entry-phone and individual letterboxes, lift to each floor. Private entrance hall with two handy storage cupboards, good size lounge electric fire and surround, open plan to the dining area, linked balcony with double glazed doors from the dining area and master bedroom, Kitchen with high & low level units and some appliances, master bedroom with fitted wardrobes, with access to the balcony and en-suite shower room. Bedroom two, bathroom / W.C combined and separate utility room.

**OUTSIDE:** Communal landscaped gardens and garage.

**SERVICES:** All mains services are connected with the exception of gas, electric heating and UPVC double-glazing are installed.

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

**TENURE:** Tenure of the property is leasehold, ground-rent and maintenance charge to be confirmed.

**VIEWING:** By telephone appointment strictly through the Agents' office.