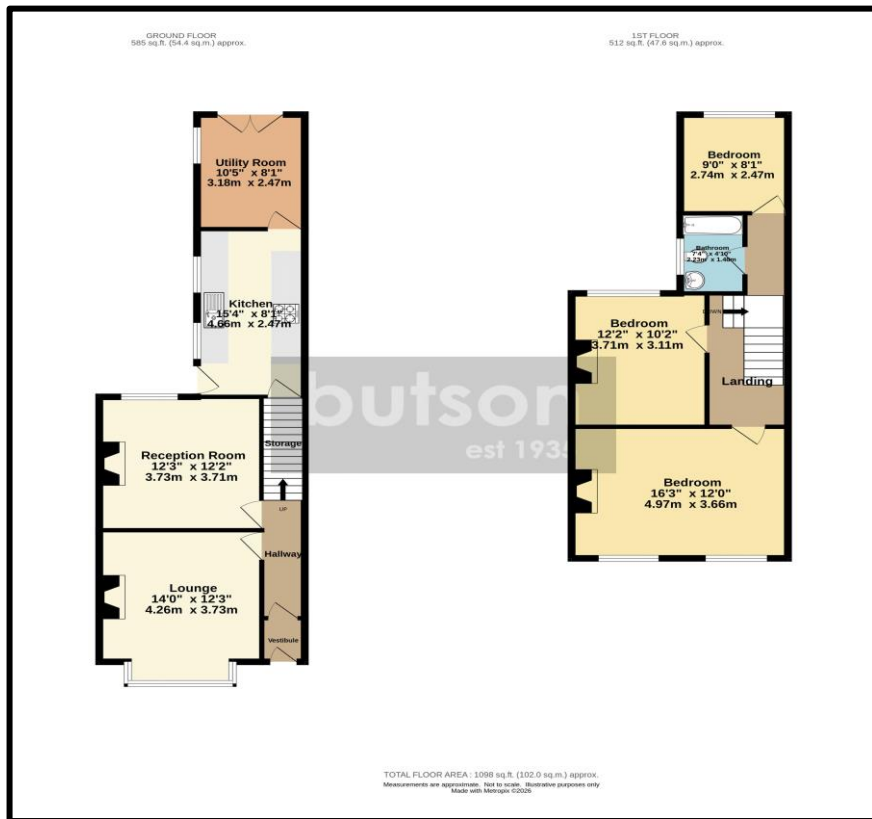




46 STATION ROAD,
POULTON-LE-FYLDE,
FY6 7JQ

GUIDE PRICE £210,000



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.



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ONLY A STONE'S THROW FROM THE CENTRE OF POULTON AND ALL AMENITIES INCLUDING THE RAILWAY STATION.

OCCUPYING AN EXTREMELY CONVENIENT LOCATION ADJOINING POULTON PARK THIS DELIGHTFUL THREE BEDROOM MID TERRACE PERFECT FOR A GROWING FAMILY. THE ACCOMMODATION IS VERY WELL MAINTAINED AND PRESENTED THROUGHOUT.

THE LAYOUT IN BRIEF COMPRISES; ENTRANCE HALL WITH VESTIBULE – TWO RECEPTION ROOMS – FITTED KITCHEN AND UTILITY – THREE GOOD BEDROOMS - BATHROOM / WC. EASY TO MAINTAIN GARDENS, CENTRAL HEATING AND ORIGINAL SASH SINGLE GLAZED WINDOWS.

EARLY VIEWING IS A MUST.



LOCATION: Occupying a main road position adjoining Jean Stansfield Park and bowling green (SAT NAV FY6 7JQ). The property is within an easy walk of Poulton centre and all amenities including the railway station, shopping facilities and nearby local schools.

STYLE: Mid terrace, town centre property.

CONDITION: Well-appointed in a contemporary style. Family home which must be viewed.

ACCOMMODATION: Ground Floor; The property is entered via an entrance vestibule, leading to a generously proportioned lounge, featuring a bay window and fireplace. Beyond this is a separate dining/reception room, also benefiting from a feature fireplace with stove and situated adjacent to the kitchen. The kitchen offers ample worktop space, a breakfast bar and a useful under-stairs storage cupboard, with a door providing access to the garden. To the rear, a separate utility room offers additional practical space and double doors leading out to the garden. First Floor; To the front of the property is a spacious double bedroom, complete with a feature fireplace and two windows allowing plenty of natural light. A second well-proportioned double bedroom overlooks the garden and benefits from a feature fireplace. The third bedroom, situated to the rear, would lend itself well to use as a home office or study. Completing the first floor is the family bathroom, fitted with a W.C., wash basin and bath with shower over.

OUTSIDE: Small, easily maintained garden to the front. To the rear is an enclosed courtyard which features slate chippings and bordered by mature shrubs, brick boundary walls and timber fencing providing a good degree of privacy.

SERVICES: All mains' services are connected, gas central heating and original sash single glazed windows.

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

EPC: D

TENURE: Tenure of the property is freehold.

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