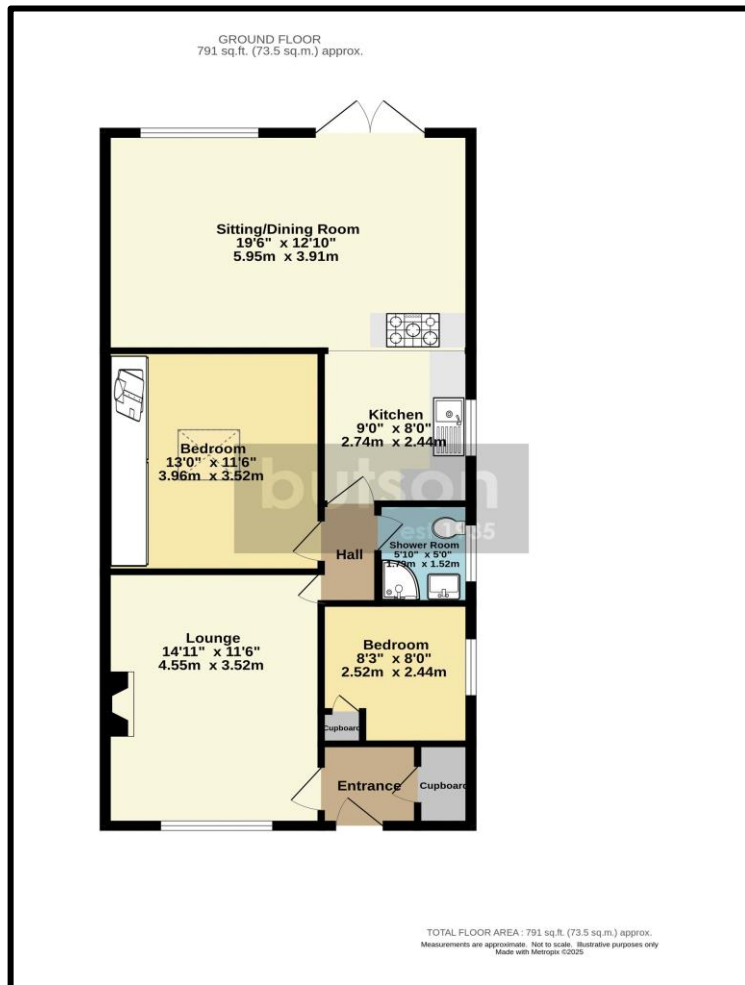




**18 KEVIN AVENUE,
POULTON-LE-FYLDE,
FY6 7JU**

£199,995



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 should 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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*****CONVENIENT AND POPULAR RESIDENTIAL POSITION*****

OCCUPYING A MOST PLEASANT RESIDENTIAL LOCATION JUST OFF BRECK ROAD AND CLOSE TO POULTON TOWN CENTRE. A MUST VIEW PROPERTY READY TO WALK INTO WITH A GENEROUS REAR EXTENSION. THIS WELL-PRESENTED SEMI-DETACHED TRUE BUNGALOW BRIEFLY COMPRISES, LOUNGE, FITTED KITCHEN, REAR EXTENDED DINING/SITTING ROOM TWO BEDROOMS & MODERN SHOWER ROOM. GAS CENTRAL HEATING, DOUBLE-GLAZING, FRONT AND REAR GARDENS. DRIVEWAY AND GARAGE.

VIEWING IS HIGHLY RECOMMENDED.



LOCATION: Kevin Avenue leads off Royston Road and Riversway at the bottom of Breck Road. A popular residential position within easy access of Poulton centre offering a wide selection of shopping facilities, cafes and bars.

STYLE: Semi-detached true bungalow.

CONDITION: Well-presented property throughout with a neutral décor finish and ready to walk into.

ACCOMMODATION: Comprising, entrance hall with handy storage cupboard and good size front lounge with feature fireplace. Open plan fitted kitchen leading on to an extended sitting/dining room with French doors into the garden. Two bedrooms, the master with fitted wardrobes and feature Velux roof light. Modern tiled shower room.

OUTSIDE: The property has a lawned garden to the front set behind a low-level brick wall. Side driveway leading to a gated rear garden. The rear of the property is mainly paved for ease of maintenance.

SERVICES: All main 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 C (Wyre Borough Council)

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