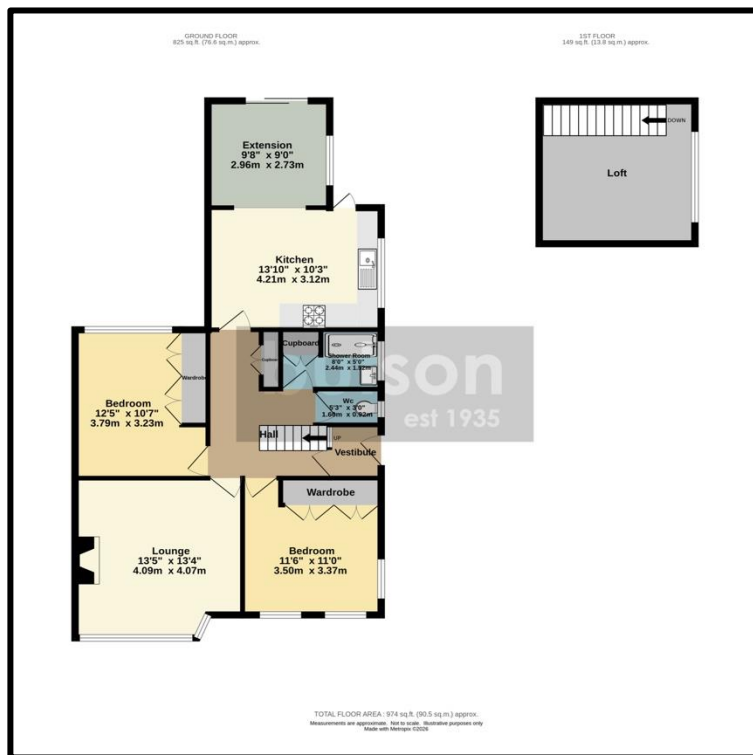




7 SEFTON AVENUE,
POULTON-LE-FYLDE,
FY6 8BL

£269,950



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

Occupying a popular and most convenient position at Highcross, this deceptively spacious, extended, semi-detached bungalow has been very well maintained by the present owners and provides plenty of potential.

With generous rooms throughout the accommodation comprises; front lounge, Kitchen with extended dining / sitting room. Two double bedrooms and shower room. Loft room with space saver stairs leading off the hallway. Spacious driveway, single garage and good size gardens. Gas central heating and double-glazed. Excellent further potential and no ongoing chain.

Early viewing is highly recommended.



LOCATION: Sought after and most convenient residential position just off Highcross Road and within easy reach, a walk for most to Poulton town centre. Ideal for Schools, especially Baines secondary, transport service routes and shopping facilities.

STYLE: Popular, semi-detached bungalow.

CONDITION: A well-maintained property offering further potential.

ACCOMMODATION: Side entrance vestibule and hallway with handy store cupboard and stairs to the loft room. Front lounge with fireplace, fitted breakfast kitchen and extension to the rear providing an additional sitting or dining room with sliding patio door out. Two double bedrooms, shower room and separate w.c.

OUTSIDE: The property sits back from the roadside providing ample driveway parking for several vehicles, shrub borders and low-level brick wall. Single garage located to the rear of the property. Good size rear garden designed to be easy maintenance with patio seating areas, stone chipped sections and established shrubs.

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

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

TENURE: We are advised the tenure of the property is freehold.

EPC: TBC

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