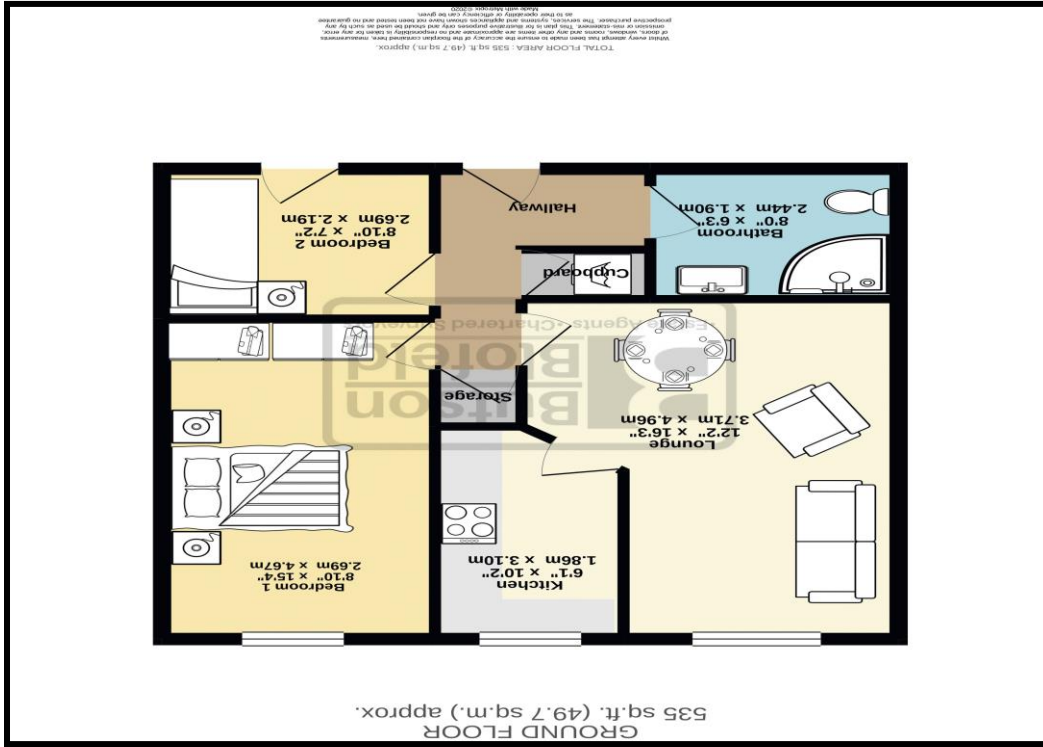


www.butsonblofeld.co.uk
 email: sales@butsonblofeld.co.uk
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**FLAT 3 GREENBANK, ARGYLE ROAD, POULTON-LE-FYLDE
 FY6 7EW**

ASKING PRICE: £105,000

Butson  Blofeld
 Estate agents

***** FULLY MODERNISED THROUGHOUT WITH NEUTRAL DÉCOR/
GROUND FLOOR TWO BEDROOM OVER 60'S APARTMENT*****

SITUATED IN A CONVENIENT POSITION AND WITHIN WALKING DISTANCE FOR MOST TO POULTON CENTRE AND ALL IT'S AMENITIES. AROUND THE CORNER A TESCO METRO AND SPAR ALSO PROVIDE ACCESS TO EVERYDAY ESSENTIALS & CASH POINTS.

THIS WELL PRESENTED, GROUND -FLOOR APARTMENT COMPRISES – HALL, SPACOUS LOUNGE, RECENTLY FITTED KITCHEN, DOUBLE BEDROOM WITH FITTED WARDROBES, 2ND BEDROOM WITH PRIVATE ACCESS TO THE GARDEN, STUNNING 3 PIECE SHOWER ROOM. LANDSCAPED COMMUNAL GARDENS, OFF STREET PARKING, ELECTRIC HEATING AND UPVC DOUBLE-GLAZING.

VIEWING RECOMMENDED AND NO CHAIN.



LOCATION: 'Greenbank' is a small development of retirement apartments built by Simmons builders approximately 30 years ago. Situated off Argyle Road and Lower Green, which is one of the main thoroughfares leading into Poulton centre.

STYLE: A ground- floor over 60's retirement apartment.

CONDITION: Recently refurbished and well presented with modern interior and ready to walk into.

ACCOMMODATION: Comprises; entrance hallway with telephone intercom, storage cupboard and 2nd cupboard housing the hot water system and plumbed for a washing machine an space for a tumble dryer. The 16.03ft lounge has access to the recently fitted kitchen with a good range of wall and base units, integral appliances include oven, electric hob, fridge and separate freezer. The main bedroom is a generous size double with two double fitted wardrobes the 2nd bedroom has been used a snug/office with double glazed door leading to the shared rear garden. The new fully tiled 3-piece shower room has been designed and fitted with a high end specification suite, comprising; Mira sport shower in a large quadrant enclosure, large wall hung vanity unit with wash basin and light sensor mirror above, low flush W.C and a chrome heated towel rail.

OUTSIDE: Attractively landscaped communal areas to the front with plenty of parking spaces. To the rear there are southerly facing, private lawned gardens.

SERVICES: All mains services are connected with the exception of gas. New electric panel heaters (Stiebel Eltron) and UPVC double-glazing are installed.

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

TENURE: We are advised the tenure of the property is leasehold. Maintenance charges are approximately £70 per month.

