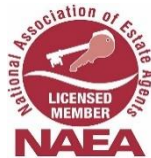


**2 GLENDALE CLOSE,
POULTON-LE-FYLDE,
FY6 7DW**

£279,999



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.



1 Vicarage Road, Poulton Le Fylde, FY6 7BE

01253 894494

sales@butsonblofeld.co.uk

**** Extended true bungalow in a most convenient location ****

This spacious, well presented two-bedroom semi-detached true bungalow is situated in a pleasant cul-de-sac, just off Blackpool Old Road and within a short walk for most of Poulton town centre. The accommodation has been modernised throughout whilst retaining some original features and comprises, porch, hallway, lounge through to dining room and conservatory. Fully fitted kitchen, two double bedrooms and shower room. Landscaped rear garden with sunny aspect, pond and pergola.

Early viewing will be essential for such a delightful property.



LOCATION: Popular and sought-after residential area within an easy walk of Poulton town centre handy for everyday shopping facilities. Local transport service routes are nearby by providing access to Blackpool and Thornton Cleveleys.

STYLE: A semi-detached, true bungalow.

CONDITION: Beautifully presented and modernised whilst maintaining some of the original features.

ACCOMMODATION: Comprising, Entrance porch and hallway. Lounge with feature 1950's fireplace and leads to the dining room with French doors into a good-sized conservatory. Modern fully fitted kitchen with a good range of high & low level units, 5 burner hob and electric Velux window. Two double bedrooms and modern four piece shower room with bidet and another electric Velux window. Useful, boarded loft space (approx. 25'4 x 11'8) with Velux windows and accessed via a drop down ladder from the hall. Hard-wearing walnut wood effect flooring throughout.

OUTSIDE: A low maintenance front garden is set behind a low level brick wall with lawn and flower borders, a flagged drive provides ample off road parking. The delightful, sunny rear garden is thoughtfully landscaped with shaped lawn, colourful borders and planting, decked patio areas, pond and feature gazebo. To the side of the bungalow is a useful workshop/store approx.7'10 x 25'

SERVICES: All mains services are connected, gas central heating and UPVC 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 Council)

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