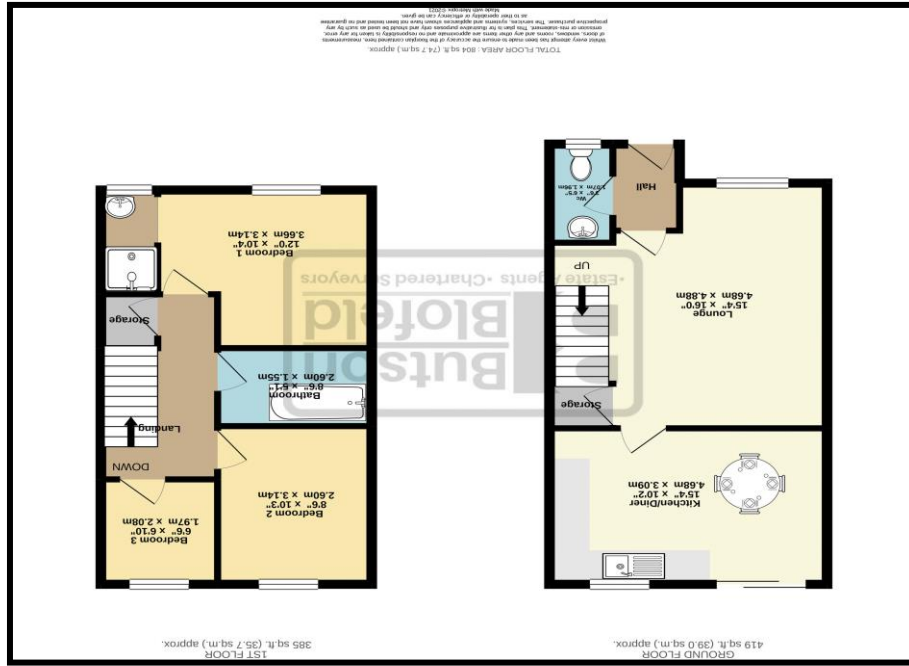


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**OFFERS OVER £170,000**





**MID MEWS HOUSE WITH NO ONWARD CHAIN.**

**SITUATED IN A MOST CONVENIENT LOCATION JUST OFF STATION ROAD. WITHIN WALKING DISTANCE TO POULTON CENTRE WITH ITS BUSTLING CAFÉ CULTURE AND NEARBY SCHOOLS ALONG WITH THE TRAIN STATION.**

**THE PROPERTY BRIEFLY COMPRISES; VESTIBULE, GROUND FLOOR W/C, LOUNGE, KITCHEN/DINER, LANDING, THREE BEDROOMS, EN SUITE WET ROOM & BATHROOM. GARAGE, PARKING. EARLY VIEWING COMES HIGHLY RECOMMENDED.**

**CALL 01253 894494 TO BOOK A VIEWING.**



**LOCATION:** Found just off Station Road and close to the town centre and all amenities. Nearby are good primary and secondary schools, transport routes, train station and motorway access.

**STYLE:** Mid mews terraced home.

**CONDITION:** Ready for a purchaser to make their own..

**ACCOMMODATION:** Ground floor; entrance vestibule with access to the cloakroom W.C, spacious lounge with electric fire, stairs leading off, the kitchen/diner is fitted with a range of cupboards, integral oven and four ring electric hob, space for freestanding fridge/freezer, plumbed for a washing machine, patio door to the rear garden. First Floor; landing area, good size master bedroom with en suite wet room and wash basin, two further bedrooms and a 3-piece bathroom comprising; bath w/c and wash basin.

**OUTSIDE:** Driveway access to the rear to the single garage, The rear garden is a good size mainly paved with planted borders.

**SERVICES:** All mains services are connected, gas central heating and UPVC double-glazing.

**COUNCIL TAX BAND:** The property is listed as council tax band D (Wyre Council).

**TENURE:** We are advised the tenure of the property is Freehold.

**VIEWING:** Strictly by telephone appointment through the agent's office and comes highly advised.

