



**38 ALDER GROVE,
 POULTON-LE-FYLDE,
 LANCASHIRE,
 FY6 8EH
 £350,000**



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1 Vicarage Road, Poulton Le Fylde, FY6 7BE
 01253 894494
 sales@butsonblofeld.co.uk

****Detached family home in an excellent residential location****

This extended detached house sits in an extremely popular residential position close to Poulton centre, within walking distance for most. An ideal opportunity for a family offering great potential with general updating required and being close to good local schools. The accommodation has been well maintained over the years and briefly comprises; three good bedrooms, three reception areas and kitchen. Double-glazing and gas central heating. Medium size gardens with south facing rear, driveway, and tandem garage with power and lights. Viewing is highly recommended and no chain.



LOCATION: Occupying a most convenient and sought after residential location just off Carr Head Lane, within a short walk for most of Poulton town centre and all its amenities. Nearby are good primary and secondary schools and transport service routes.

STYLE: An extended, detached family house.

CONDITION: Whilst ready for general updating the property has been well maintained over the years.

ACCOMMODATION: Ground Floor; entrance vestibule and hallway with stairs leading off. Front lounge, rear dining area and double doors to the kitchen. Spacious extended rear sitting room with cloaks W.C leading off. First Floor; landing area, two double bedrooms and a good size third bedroom. Bathroom W.C.

OUTSIDE: Good size gardens. The front has borders and low-level brick wall and provides off road parking for several vehicles, a tandem garage with workshop/storage area, cold water, power and lighting. The South facing rear garden is beautifully presented and kept with a lawn, deep borders and extensive patio seating area.

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

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

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

VIEWING: By appointment through the Agent's office.