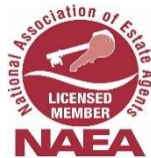


**46 CHESTER AVENUE,
POULTON-LE-FYLDE, FY6 7RY
£160,000**



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

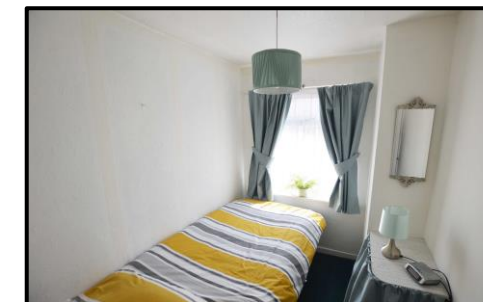
sales@butsonblofeld.co.uk

****POPULAR RESIDENTIAL PROPERTY WITHIN WALKING DISTANCE TO POULTON CENTRE, OFFERING EXCELLENT POTENTIAL & NO ONWARD CHAIN****

THIS END QUASI TOWN CENTRE PROPERTY IS SITUATED IN A POPULAR POSITION WITHIN WALKING DISTANCE FOR MOST TO THE TOWN CENTRE AND NEARBY PLAYING FIELDS. GOOD LOCAL SCHOOLS AND POULTON TRAIN STATION ARE A BUT A SHORT WALK AWAY.

THE LAYOUT BRIEFLY COMPRISES; THREE BEDROOMS, KITCHEN, THROUGH LIVING ROOM / DINING. FABULOUS REAR GARDEN AND OFF-ROAD PARKING. DOUBLE-GLAZING AND GAS CENTRAL HEATING.

VIEWING HIGHLY RECOMMENDED.



LOCATION: The property is located mid-way down Chester Avenue on the right-hand side, within easy reach of Poulton centre and all its amenities along with Queensway medical centre at the end of the road.

STYLE: Traditional brick built, end quasi terraced property.

CONDITION: Whilst the property has been maintained by the previous owner, it is now in need of some modernisation and offers tremendous potential.

ACCOMMODATION: Ground Floor; entrance porch, hallway with stairs leading off, lounge through the dining area which in turn leads to the kitchen. First Floor; Two double bedrooms one with fitted wardrobes and third single bedroom. Family bathroom / W.C.

OUTSIDE: Easy maintenance front garden area set behind a low brick wall. Shared tarmac driveway leading to the rear where double wooden gates provide access to the fabulous 126' rear garden, laden with mature planting, luscious lawn and crazy paved patios.

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

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

EPC rating to follow.

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

VIEWING: By appointment through the Agents office.