



**14 MOSSBOURNE ROAD,
 POULTON-LE-FYLDE,
 LANCASHIRE,
 FY6 7DU**

£265,000



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NO CHAIN / EXTENDED SPACIOUS FAMILY HOME CLOSE TO POULTON CENTRE.

Situated in a most convenient residential area just off Blackpool Old Road this traditional, hall to hall semi-detached house has been extended to both ground and first floor providing spacious well-maintained accommodation. The property presents a fantastic opportunity and could be ideal for a growing family looking renovate and modernise.

The accommodation briefly comprises; Two good reception rooms - kitchen – four good bedrooms – shower room – GCH – double glazing - driveway parking – single garage - maintained gardens. A home in a much sought after location that must be viewed early to avoid disappointment. Just call Butson on 01253 894494 to arrange your viewing.



LOCATION: Situated in a most convenient and sought after location just off Blackpool Old Road and close to Cottam Hall playing fields (SAT NAV FY6 7DU). Within a short stroll of Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

STYLE: Traditional and extended, semi-detached house.

CONDITION: A very well-maintained home providing a great footprint for somebody to place their own mark on!

ACCOMMODATION: Ground Floor; entrance vestibule and spacious hallway, front lounge, rear dining or sitting room and fitted kitchen with rear porch and W.C. First floor; spacious landing with airing cupboard and loft access (could potentially lend it self to conversion, STPP), four good bedrooms, two with fitted wardrobes and family shower room.

OUTSIDE: Corner position with garden space surrounding. The front provides easy maintenance, brick paved path and patio area set behind a low level brick wall. Side lawn garden with brick and fence boundary. Rear brick paved patio. Driveway with parking and access to the brick-built garage.

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

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

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

VIEWING: By appointment through the agents office.

EPC: C