



**13 WEMBLEY AVENUE,
POULTON-LE-FYLDE,
FY6 7JJ**

£195,000



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

****FABULOUS TOWN CENTRE PROPERTY THAT MUST BE VIEWED****

THIS MID TERRACE PROPERTY WILL SUIT A RANGE OF BUYERS PROVIDING IMMACULATE AND EXTREMELY WELL-MAINTAINED ACCOMMODATION THROUGHOUT. THE PROPERTY SITS WITHIN EASY WALKING DISTANCE OF POULTON CENTRE AND NEARBY CONVENIENCE SHOPS ON GARSTANG ROAD EAST. BRIEFLY THE ACCOMMODATION COMPRISES; LOUNGE AND DINING KITCHEN ACROSS THE BACK OF THE PROPERTY. THREE GOOD BEDROOMS, FAMILY BATHROOM AND USEFUL STORAGE ROOM. DOUBLE-GLAZING AND GAS CENTRAL HEATING, FRONT OFF ROAD PARKING AND A GOOD SIZE REAR GARDEN.

EARLY VIEWING WILL BE ESSENTIAL.



Location: Extremely convenient and sought after cul de sac position just off Lower Green within a short walk of Poulton centre, close to good local Schools and a variety of amenities.

Style: Three bedroomed, town centre, mid terrace home.

Condition: Extremely well present accommodation which has been maintained by the present owner. Amtico flooring to the ground floor, fully modernised and contemporary kitchen and tiled bathroom suite.

Accommodation: Comprising, Ground floor; Entrance hallway with staircase leading off, front lounge and open plan dining kitchen which has been well designed including a full range of integral appliances, Siemens hob and oven. First Floor; landing area and deep storage cupboard which has been plumbed for a washing machine. Three good bedrooms and tiled bathroom suite.

Outside: The front garden provides off road parking with borders. The rear is a great size with maintained lawn and central path. A variety of patios have been designed, planted borders and rear gate providing access the rear service road.

Services: All mains services are connected. Gas central heating and double-glazing.

Tenure: We are advised the tenure of this property is TBC

Council Tax: The property is listed as Council tax band B (Wyre Council)

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