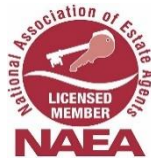


**9 GUILDFORD WAY,
CARLETON,
POULTON LE FYLDE,
FY6 7UD**

£185,000



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

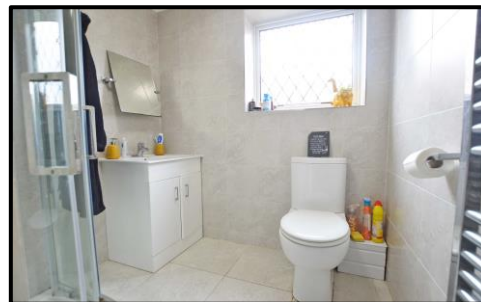
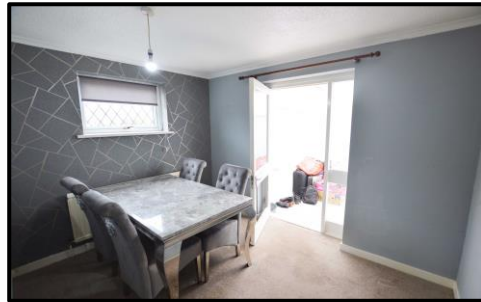
01253 894494

sales@butsonblofeld.co.uk

A WELL PRESENTED, SEMI DETACHED TRUE BUNGALOW

THIS TWO BEDROOM SEMI DETACHED HOME OCCUPIES A VERY CONVENIENT AND POPULAR RESIDENTIAL POSITION CLOSE TO LOCAL AMENITIES, SCHOOLS AND LOCAL TRANSPORT SERVICES THAT PASS THROUGH ARUNDEL DRIVE.

THE WELL-MAINTAINED ACCOMMODATION BRIEFLY COMPRISES; LOUNGE, FITTED KITCHEN, TWO BEDROOMS, CONSERVATORY AND SHOWER ROOM/W.C. GAS CENTRAL HEATING, DOUBLE GLAZING, DRIVE PARKING AND SINGLE GARAGE. EASY MAINTENANCE GARDENS.



LOCATION: Guildford Way is a cul de sac found mid-way along Arundel Drive (SAT NAV FY6 7UD). The property is a short drive to Poulton handy for everyday amenities and nearby are good local schools. Transport service routes provide easy access to surrounding villages and nearby towns such as Cleveleys and Blackpool.
STYLE: Semi-detached, true bungalow with conservatory.

CONDITION: A well maintained property ready to walk into.

ACCOMMODATION: Comprising, front entrance porch leading into the kitchen with white fitted units and appliances, comfortable lounge with fireplace, inner hall providing access to both bedrooms (1 currently being used as a dining room) and the shower room W.C. The conservatory sits across the back of the property and is accessed via bedroom two.

OUTSIDE: The property benefits from easy maintenance gardens to both the front and rear. The front provides off road parking and a driveway leading to a single garage. The back garden has been flag paved with planted borders.

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

TENURE: We are advised the tenure of the property is leasehold with a 999 year lease from 01 April 1976. The ground rent is £20 per year.

COUNCIL TAX: The property is listed from an online search as Council Tax Band C (Wyre Council).

VIEWINGS: By arrangement through the agents office.

EPC: Rated D