



**2 ARUNDEL DRIVE,
POULTON-LE-FYLDE,
FY6 7TF**

£260,000



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SPACIOUS CHALET STYLE DETACHED HOUSE WITH NO CHAIN

THIS PROPERTY PRESENTS AN IDEAL OPPURTUNITY FOR A YOUNG / GROWING FAMILY SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL POSITION. WELL MAINTAINED OVER THE YEARS THE ACCOMMODATION IS NOW READY FOR UPDATING AND PROVIDING GREAT POTENTIAL.

THE ACCOMMODATION IS SPACIOUS AND BRIEFLY COMPRISES; TWO RECEPTION ROOMS, GOOD SIZE KITCHEN. DINING ROOM, CONSERVATORY, FOUR BEDROOMS AND LARGE TANDEM GARAGE. GAS CENTRAL HEATING AND DOUBLE GLAZING.

DRIVE PARKING WITH FRONT AND SOUTH FACING REAR GARDEN.



LOCATION: Situated close to the Fleetwood Road South end of Arundel Drive and Carleton Green Primary School. The property is a short drive to Poulton handy for everyday amenities. Nearby are good local School and transport service routes.

STYLE: Detached chalet style house.

CONDITION: The property has been well maintained over the years and now requires some modernisation.

ACCOMMODATION: Comprising, Ground floor; entrance porch into internal hallway with store cupboard and W.C. Large lounge with stairs leading off and leading into the dining room with sliding doors into the conservatory. Fully fitted kitchen with oak high and low units and tiled floor, access to the double length garage. The first floor has 3 double bedrooms and a single, family shower room.

OUTSIDE: The property offers good size gardens, the front includes a driveway providing off street parking leading to a tandem garage with power and light, lawn area and borders. Private south facing rear garden mainly laid to lawn with borders and patio.

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

TENURE: We are advised the tenure of the property is Freehold

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

VIEWINGS: By arrangement through the Agents office.