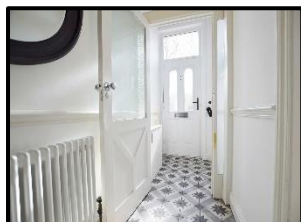


**28 PARK ROAD,  
POULTON-LE-FYLDE,  
FY6 7JD**

**£320,000**



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.



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## ATTRACTIVE PERIOD PROPERTY IN A SOUGHT-AFTER TOWN CENTRE LOCATION

Absolutely beautiful, fully refurbished spacious town centre period property situated in the ever-popular tree lined Park Road. Ideal for access to the train station and Poulton town centre with all its amenities, cafes, wine bars and shopping facilities. The accommodation briefly comprises; two reception rooms – fabulous family living/dining/kitchen – three double bedrooms – shower room – large loft space providing further scope.  
double glazing – gas central heating.

Early viewing will be essential.



**LOCATION:** Park Road is accessed via either Victoria Road or Station Road, a two or three-minute walk from the centre of Poulton where there is an excellent range of amenities. The railway station is within easy reach and local transport routes provide access to other parts of the Fylde.

**STYLE:** Large, period semi-detached house.

**CONDITION:** Renovated throughout and ready to walk into with a contemporary and stylish theme of décor and fittings. Bespoke wooden shutters and Victorian style radiators compliment the period charm.

**ACCOMMODATION:** Ground floor; stylish entrance vestibule and hallway, front lounge with bay window, wooden shutters, and feature fireplace with living flame coal effect gas fire. The useful family room boasts a brick fireplace with wood burner and leads to the large dining kitchen extension with sitting area. The fully fitted kitchen has a tiled floor and good range of navy and soft white shaker style units, integrated appliances, and Belfast double sink. First Floor; split level landing. The large main bedroom runs across the front with double windows that flood the room with light, two further good size bedrooms with period style panelling. Modern fully tiled family shower room. The property has a large loft room which could easily lend itself to further development subject to the relevant planning permissions.

**OUTSIDE:** Attractive, newly laid Indian stone frontage set behind a low-level brick wall. The paving continues through a side gate into the contemporary west facing rear garden, designed with paved patio, seating area, lighting, raised border and artificial lawn.

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

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

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

**VIEWING:** Strictly by telephone appointment through the Agent's office and comes highly advised.