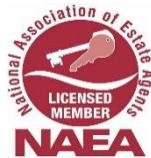


8 MAIN DRIVE,  
POULTON-LE-FYLDE,  
FY6 8HZ  
**£129,950**



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

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CLOSE TO POULTON CENTRE WITH NO CHAIN

Situated in a convenient position off Carr Head Lane close to Poulton town centre this purpose built first floor apartment, offers good sized accommodation. Comprising: private hall, lounge, breakfast kitchen, two bedrooms, bathroom and WC. Gardens front and rear.

Gas central heating and UPVC double glazing.

**\*\*NO ONWARD CHAIN\*\***



**LOCATION:** Conveniently situated off Carr Head Lane within walking distance of Poulton town centre and all amenities.

**STYLE:** First floor purpose built flat.

**CONDITION:** The property is well appointed with UPVC double glazing and gas central heating, modern kitchen and bathroom.

**ACCOMMODATION:** Communal hallway leading to the first floor, private entrance hall, lounge, fully fitted breakfast kitchen, two bedrooms, modern bathroom WC.

**OUTSIDE:** Gardens to the front and rear.

**SERVICES:** All main services are connected. There is gas central heating installed and UPVC double glazing.

**TENURE:** We are advised that the tenure of the property is LEASEHOLD with a management fee of approx. £23pcm

**COUNCIL TAX BAND:** BAND A. (Wyre Borough Council)

**VIEWINGS:** By appointment through the Agents office