



**50 SHERINGHAM WAY,  
POULTON-LE-FYLDE,  
FY6 7EE**

**£165,000**



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15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butsonblofeld.co.uk

Two bedroom mid terrace house situated in a most convenient location just off Moorland Road. Within walking distance for most to Poulton centre with its bustling café culture and nearby schools and train station.

The property briefly comprises; vestibule, lounge, dining kitchen, landing, two bedrooms, bathroom, garage and off road parking. Early viewing comes highly recommended and no chain.



**LOCATION:** Found just off Moorland Road and close to the junction with Garstang Road East, within easy reach of the town centre and all amenities. Nearby are good primary and secondary Schools, transport routes, train station and motorway access.

**STYLE:** Modern mid terrace.

**CONDITION:** Well-presented home.

**ACCOMMODATION:** Ground floor; entrance vestibule, lounge with stairs leading off, open plan through to the dining kitchen UPVC patio doors to the rear garden. The kitchen is fitted with a range of cupboards, electric oven and gas hob, space for freestanding fridge/freezer. First Floor; landing area, good size master bedroom, second bedroom and three piece bathroom suite.

**OUTSIDE:** Driveway and garden area to the front. Enclosed rear garden with lawn, paved patio and gated access to the rear. Single garage and additional parking.

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

**COUNCIL TAX BAND:** The property is listed as council tax band C (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.