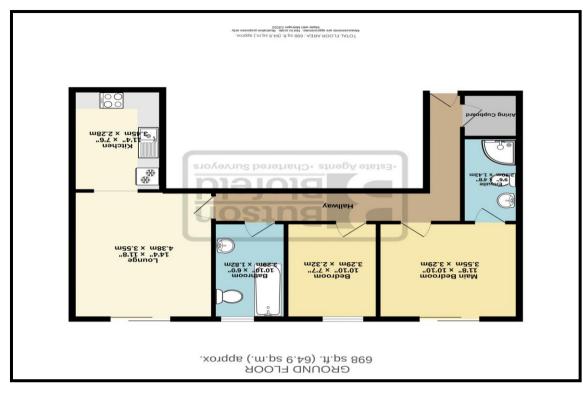
Blofeld

Butson

Estate agents

Fax: 01253 892916





FY6 7WG

£160,000

BUTSON BLOFELD PRESENT THIS COMPETITIVELY PRICED SPACIOUS & WELL APPOINTED 2ND FLOOR APARTMENT

SITUATED ON A POPULAR AND CONVENIENT DEVELOPMENT JUST OFF GARSTANG ROAD EAST, CLOSE TO POULTON CENTRE AND NEARBY AMENITIES.

THE PROPERTY BRIEFLY COMPRISES; TWO GOOD BEDROOMS, LOUNGE, FITTED KITCHEN, TWO BATHROOMS, PARKING, DOUBLE GLAZING AND ELECTRIC HEATING.













LOCATION: Occupying a handy position off Garstang Road east within easy travelling distance of Poulton town centre and all amenities. Nearby are shopping facilities including Lidl and a Tesco metro, motorway links are within easy reach.

STYLE: A second floor, purpose-built apartment.

CONDITION: Well maintained and ready to walk in to.

ACCOMMODATION: Ground-floor reception area with entry-phone, lift to each floor. Second-floor; private entrance hall with airing cupboard, good lounge with Juliet balcony and square arch through to the breakfast kitchen with high & low level units. Master bedroom with sliding doors to a Juliet balcony and en-suite shower room, bedroom two and family bathroom.



OUTSIDE: Communal landscaped gardens, parking space.

SERVICES: Mains water services are connected. Electric heating and UPVC double-glazing are installed.

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

EPC RATING - to follow

TENURE: Tenure of the property is leasehold with residual 999 years and a ground-rent payable. There is also a monthly maintenance charge full details to follow

VIEWING: By telephone appointment through the Agent's office.





