



**FLAT 4 GREENBANK, ARGYLE ROAD, POULTON-LE-FYLDE  
 FY6 7EW**

**£89,950**

Butson **B** Blofeld  
 Estate agents

**\*\*\* FIRST FLOOR, TWO BEDROOM OVER 60'S APARTMENT WITH NO ONWARD CHAIN\*\*\***

**SITUATED IN A CONVENIENT POSITION & WITHIN WALKING DISTANCE FOR MOST TO POULTON CENTRE & ALL IT'S AMENITIES THIS DELIGHTFUL APARTMENT IS AROUND THE CORNER FROM A TESCO METRO & SPAR WHICH PROVIDE ACCESS TO EVERYDAY ESSENTIALS & CASH POINTS.**

**THIS FIRST FLOOR APARTMENT BRIEFLY COMPRISES; HALL, SPACIOUS LOUNGE, KITCHEN, DOUBLE BEDROOM WITH FITTED WARDROBES, 2ND BEDROOM, MODERN 3-PIECE SHOWER ROOM. LANDSCAPED COMMUNAL GARDENS, OFF STREET PARKING, ECONOMY 7 HEATING & UPVC DOUBLE-GLAZING.**

**VIEWING RECOMMENDED.**



**LOCATION:** 'Greenbank' is a small development of retirement apartments built by Simmons Builders approximately 30 years ago. Situated off Argyle Road and Lower Green, which is one of the main thoroughfares leading into Poulton centre.

**STYLE:** A first- floor over 60's retirement apartment.

**CONDITION:** Neutral interior, modern shower room.

**ACCOMMODATION:** Comprises; entrance hallway with telephone intercom, storage cupboard and 2nd cupboard containing the hot water system 16.03ft lounge with access to the kitchen, with a good range of wall and base units, integral appliances include double oven/grill, electric hob, space for a fridge/freezer. Plumbed and space for a washing machine. The main bedroom is a generous double with two double fitted wardrobes the 2nd bedroom is a good sized single bedroom with double glazed window to the rear. The modern 3-piece shower room comprises of; double shower in a large quadrant enclosure, wash basin and low flush W.C.

**OUTSIDE:** Attractively landscaped communal areas to the front with plenty of parking spaces.

**SERVICES:** All mains services are connected with the exception of gas. Economy 7 heating and UPVC double-glazing are installed.

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

**TENURE:** We are advised the tenure of the property is leasehold. Maintenance charges are approximately £70 per month, however details need to be confirmed with a solicitor on purchase.

**EPC RATING - C**

**VIEWING:** By telephone appointment through the Agents office.