



**9 MOORLAND AVENUE,  
POULTON-LE-FYLDE,  
FY6 7HB**

**GUIDE PRICE  
£220,000**



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**\*\*\* PERIOD PROPERTY SITUATED IN A PRIME RESIDENTIAL AREA WITH NO ONWARD CHAIN \*\*\***



THIS VICTORIAN TERRACED PROPERTY MUST BE VIEWED TO APPRECIATE THE SPACE AND POTENTIAL ON OFFER. SITUATED JUST A SHORT STROLL TO POULTON CENTRE. LOCAL SCHOOLING FACILITIES ARE WITHIN EASY REACH AND EASY ACCESS TO THE MOTORWAY AND RAILWAY STATION– TWO RECEPTION ROOMS - BREAKFAST KITCHEN – THREE BEDROOMS – FAMILY BATHROOM SUITE – DOUBLE GLAZING – FRONT AND REAR GARDENS – NO CHAIN. EARLY VIEWING IS ESSENTIAL.

**LOCATION:** Moorland Avenue is a small cul-de-sac located just off Moorland Road and close to Breck Road (SAT NAV FY6 7HB). Within easy reach of Poulton centre offering cafes, wine bars and restaurants. Motorway access is within easy reach and Poulton train station.

**STYLE:** Charming and character, Victorian terraced property.

**CONDITION:** The property retains much of its original character and charm but does require full renovation throughout.

**ACCOMMODATION:** Ground floor; entrance vestibule retaining original features and leading to the hallway, front lounge with box bay window and feature fire surround, dining room and breakfast kitchen with door out to the rear garden. First Floor; Split level landing, master bedroom across the front of the property. Two further double bedrooms and bathroom suite.

**OUTSIDE:** Small front garden set behind a low-level brick wall, The back garden is a good size with artificial grass. A service road to the side of the row of properties provides access to the back where the subject property has a garage.

**SERVICES** All mains services are connected, double glazed.

**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 Agents office and comes highly advised.