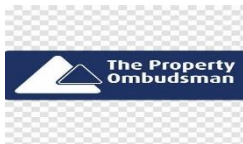




**10 CALDERVALE AVENUE,
 POULTON-LE-FYLDE,
 FY6 7DZ**

£274,950



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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

SEMI DETACHED BUNGALOW IN A MOST SOUGHT AFTER LOCATION WITH NO ONWARD CHAIN*

Popular semi-detached dormer style bungalow situated just off Blackpool Old Road and within a short walk for most of Poulton town centre. A fantastic opportunity and whilst the property has been well maintained over the years general updating will be required.

The accommodation comprises, four bedrooms, lounge, dining kitchen, garden room and modern shower room. Neat front and rear gardens, tandem garage and driveway parking.



Location: Popular, sought after residential area, within an easy walk of Poulton town centre handy for everyday shopping facilities. Local transport service routes are nearby by providing access to Blackpool and Thornton Cleveleys.

Style: A semi-detached, dormer style bungalow.

Condition: The property has been well maintained over the years, just now requiring general updating.

Accommodation: Comprising, Ground floor; side entrance porch and hallway. Lounge, two bedrooms, one with stairs leading to the first-floor, fitted dining kitchen and garden room with access to the gardens. Modern shower room / W.C. First floor; small landing area and two bedrooms with eaves storage.

Outside: The property offers gardens that are relatively easy maintenance, the front is garden is set behind a low level brick wall with lawn area and flower borders. A side driveway provides off road parking and access to a single brick-built garage. The rear garden is again laid to lawn with mature borders and a paved patio area.

Services: Mains services are connected, gas central heating and double-glazing.

Tenure: We are advised the tenure of this property is freehold.

Council Tax: The property is listed as Council Tax Band C (Wyre Council)

Viewings: By telephone appointment through the Agents office.
