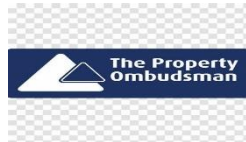


**21 HERON WAY,
BLACKPOOL,
LANCASHIRE,
FY3 8FA**

£230,000



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



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***** TASTEFULLY DECORATED FAMILY HOME SITUATED ON THE POPULAR HERON'S REACH DEVELOPMENT *****

THIS GOOD SIZED PROPERTY HAS BEEN FINISHED TO A HIGH STANDARD WITH MODERN CONTEMPORARY DECOR THROUGHOUT. AN IDEAL LOCATION FOR VICTORIA HOSPITAL AND POULTON/BLACKPOOL CENTRES.

THE ACCOMMODATION COMPRISES; PORCH, GOOD SIZE LOUNGE, OPEN PLAN DINING KITCHEN, CONSERVATORY, WC. THREE BEDROOMS, EN-SUITE & FAMILY BATHROOM. FRONT AND REAR GARDENS, DRIVEWAY PARKING AND GARAGE. VIEWING COMES HIGHLY RECOMMENDED.

CALL 01253 894494 TO ARRANGE A VIEWING.



LOCATION: Heron Way leads off Newton Drive East (Sat Nav FY3 8FB), a short distance from Stanley Park and Victoria Hospital and within easy driving distance of both Poulton and Blackpool town centres.

STYLE: Modern built detached property.

CONDITION: Extremely well maintained by the present owners with contemporary interior throughout. Ideal for a young family or professional couple.

ACCOMMODATION: **Ground floor;** Entrance porch, lounge with feature fireplace, downstairs wc. Open plan fitted kitchen diner with modern wall and base units, space for a fridge freezer and plumbed for a washing machine. **First floor;** good size landing with loft hatch, three bedrooms, master having fitted wardrobes and an en-suite shower room, 3-piece fully tiled family bathroom suite with shower over the bath.

OUTSIDE: To the front of the property there is a small lawned area, driveway with parking for several cars and a garage with up and over door. The rear garden is laid to lawn with a paved patio area.

SERVICES: All 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 D (Blackpool Borough Council).

EPC: Rated D.

VIEWINGS: By telephone appointment through the agent's office.