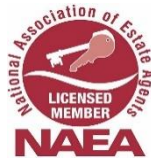


**11 MOORWAY, POULTON-LE-FYLDE,
LANCASHIRE, FY6 7EX**

£199,950



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



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**EXTENDED SEMI-DETACHED HOUSE IN A MUCH SOUGHT AFTER LOCATION
EARLY VIEWING ESSENTIAL**

Occupying a very popular residential position just off Moorland Road and near good Primary and Secondary Schools, an excellent opportunity for a young family! Within walking distance for most to Poulton Town Centre this spacious three-bedroom semi-detached house comes very well presented and ready to walk into. The accommodation briefly comprises; front reception room, extended sitting room / dining area and kitchen to the rear. Three good bedrooms and bathroom. Gas central heating and UPVC double glazing. Shared driveway, single garage, and gardens.



LOCATION: Occupying an extremely convenient position just off Moorland Road (SAT NAV FY6 7EX), close to good local Schools and within easy walking distance to Poulton town centre. Transport service routes are also within easy reach.

STYLE: A three-bedroom, extended, semi-detached house.

CONDITION: Very well presented home with a neutral theme of décor throughout and new carpets.

ACCOMMODATION: Comprising, Ground floor; Entrance porch, spacious hallway and W.C. Front reception room, rear extended sitting room / dining area with sliding patio doors out to the garden and fireplace. Modern fitted kitchen. First Floor; three good bedrooms and bathroom with shower, bath, wash hand basin and W.C.

OUTSIDE: Shared driveway leading to a single garage, front lawn and path. Private rear garden with lawn, borders, shrubs and hedging.

SERVICES: All mains services are connected, gas central heating (newly fitted combination boiler) and UPVC 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 Agent's office.
