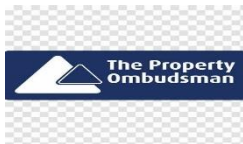


**37 LEVENS DRIVE,  
 POULTON-LE-FYLDE,  
 FY6 8EZ**

**£300,000**



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



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## SUBSTANTIAL FAMILY HOME WITH EXCELLENT FURTHER POTENTIAL

**\*\*NO CHAIN – A MUST VIEW\*\***

FOUND JUST OFF HARDHORN ROAD THIS DETACHED FAMILY HOME OCCUPIES A SOUGHT-AFTER POSITION WITHIN EASY WALKING DISTANCE OF BAINES SCHOOL AND POULTON CENTRE FOR MOST. IDEAL FOR A YOUNG FAMILY LOOKING FOR MORE SPACE OR A PROJECT THE PROPERTY OFFERS TREMENDOUS POTENTIAL WITH ACCOMMODATION BRIEFLY COMPRISING; THREE GOOD BEDROOMS, TWO RECEPTION ROOMS AND BREAKFAST KITCHEN, GOOD SIZE MAINTAINED GARDENS, GARAGE AND OFF ROAD PARKING. VIEWING COMES HIGHLY ADVISED AND NO CHAIN.



**LOCATION:** Situated in one of Poulton's more popular locations near to Hardhorn Road, tucked away on a pleasant access road. Within reasonable walking distance of Poulton centre for most and close to public transport routes. Baines High School is also within a short walk.

**STYLE:** Detached family home.

**CONDITION:** A property requiring modernisation throughout and offering excellent further potential.

**ACCOMMODATION:** Comprising, Ground floor; front entrance porch, hallway with stairs leading and storage. Good size lounge across the front, dining room and conservatory. Breakfast kitchen with door out to the rear and access in to the garage. Double bedroom and bathroom suite. First Floor; landing area with storage, two double bedrooms and shower room.

**OUTSIDE:** Medium size lawned garden to the front with pattern imprint driveway providing ample off-road parking and leading to a single garage. Paved patio to the rear with a timber shed and timber store with canopy.

**SERVICES:** All mains services are connected, warm air 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 E (Wyre Council).

**VIEWINGS:** By telephone appointment through the Agent's office.