



**369 BLACKPOOL OLD ROAD,  
BLACKPOOL,  
FY3 7LX**

**GUIDE PRICE  
£250,000**



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.



1 Vicarage Road, Poulton Le Fylde, FY6 7BE

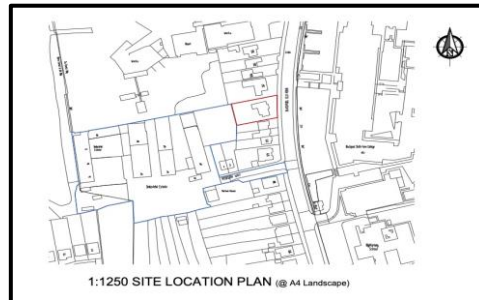
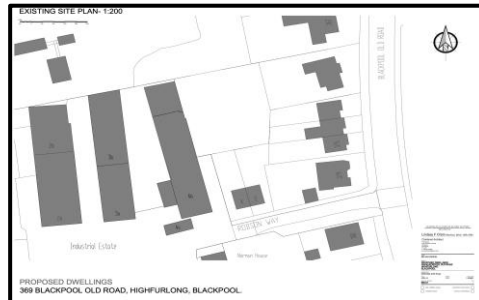
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**\*\*\* POTENTIAL DEVELOPMENT OPPORTUNITY \*\*\***

THIS DETACHED BUNGALOW, LOCATED OPPOSITE THE BLACKPOOL 6TH FORM COLLEGE CLOSE TO THE BORDERS OF BOTH POULTON AND BLACKPOOL CENTRES PRESENTS AN EXCELLENT OPPORTUNITY. THE CURRENT PROPERTY REQUIRES FULL RENOVATION BUT WE FEEL THE PLOT COULD LEND ITSELF TO FURTHER DEVELOPMENT. WE ADVISE ALL ENQUIRIES TO THE OFFICE AND ANY PLANNING WOULD BE SUBJECT TO THE BUYER. THE CURRENT VENDOR HAS HAD PLANS DRAWN AS A PROPOSAL FOR A SMALL DEVELOPMENT OF THREE MEWS TYPE PROPERTIES.

PLEASE NOTE THAT PLANNING PERMISSION HAS NOT BEEN GRANTED FOR THIS.



**LOCATION:** The property occupies a popular and desirable main road position on Blackpool Old Road, one of the main thoroughfares into Poulton town centre with its excellent range of shopping facilities, bars and restaurants.

**STYLE:** Detached bungalow.

**CONDITION:** The current property requires full renovation

**SERVICES:** To be connected to Blackpool Old Road.

**COUNCIL TAX:** The property is listed as Council Tax Band D. (Wyre Council).

**TENURE:** The tenure of the property is freehold.

**VIEWING:** By appointment through the Agents' office.