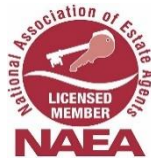


**12 GARDEN CLOSE,  
POULTON-LE-FYLDE,  
FY6 7JP**

**£225,000**



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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**\*\*\* THREE STOREY TOWN HOUSE CLOSE TO POULTON CENTRE WITH CONSERVATORY \*\*\***

This well-proportioned, FOUR bedroom town house makes an ideal home for a growing family situated in this popular and most convenient location just off Garstang Road East. Within walking distance for most to Poulton centre, nearby schools such as Hodgson academy and the Train Station.

Early viewing comes highly recommended and No Chain.



**LOCATION:** Found just off Garstang Road East, within easy reach of the town centre and all amenities. Nearby are good primary and secondary Schools, transport routes, train station and motorway access.

**STYLE** Three-storey town house.

**CONDITION:** Well-presented home with a neutral theme throughout.

**ACCOMMODATION:** Ground floor; entrance hall with access to the integral garage and cloakroom W.C, fitted kitchen with a good range of cupboards and appliances, dining area. French doors provide access to the conservatory with doors out to the rear garden. First Floor; landing area, good size lounge with French doors leading out to the front balcony. Bedroom and bathroom W.C. Second floor; landing area with airing cupboard, master bedroom suite with en suite shower and two further bedrooms.

**OUTSIDE:** Driveway and small garden area to the front with access to the integral single garage. Neat and tidy rear garden designed easy maintenance.

**SERVICES:** All mains services are connected, gas central heating and double-glazing.

**COUNCIL TAX BAND:** The property is listed as council tax band D (Wyre Council)

**TENURE:** We are advised the tenure of the property is Leasehold. We are advised the ground rent is currently £200.00 per annum and a maintenance charge of £180.00 yearly.

**VIEWING** Strictly by telephone appointment through the agent's office and comes highly advised.