



THREE WAYS, MARKET STREET, HAMBLETON, FY6 9AS

£315,000

Butson  Blofeld  
 Estate agents



**\*\*\* A MUST VIEW, BEAUTIFULLY PRESENTED, DETACHED DORMER BUNGALOW \*\*\***

**SITUATED IN A MUCH SOUGHT AFTER POSITION ON MARKET STREET WITHIN HAMBLETON VILLAGE THIS PROPERTY IS READY TO WALK INTO & COMPRISES; LARGE LOUNGE - KITCHEN/DINING ROOM - SUN ROOM/ORANGERY - THREE GOOD SIZE BEDROOMS - TWO MODERN BATHROOMS - GAS CENTRAL HEATING - WOOD BURNING STOVE - UPVC DOUBLE GLAZING – WELL PRESENTED GARDENS - DRIVEWAY – GARAGE – EPC - D**

**VIEWING HIGHLY RECOMMENDED**



**LOCATION:** Occupying a picturesque setting in one of Hambleton's most sought after locations. Market Street is found off Carr Lane the main road through the village, a short walk to schools, shops and transport service routes. Nearby towns such as Poulton, Garstang and Lancaster are within easy driving distance.

**STYLE:** Detached dormer bungalow.

**CONDITION:** An extremely well-presented property ready to walk into.

**ACCOMMODATION:** Ground Floor; side entrance porch, L shape hallway with stairs leading off and cloaks cupboard. The front lounge spans across the front of the property with a multi fuel burning stove set within a feature fireplace. Well-appointed kitchen/dining room with a range of wall and base units, Neff double oven and 4 ring gas hob burner, plumbed for a dishwasher and space for a fridge/freezer. The sun room/orangery is bright and airy with Velux ceiling windows and UPVC double glazing with access to the garage and rear garden. Leading off the hallway, two double bedrooms and a 4-piece modern bathroom suite comprising, shower, w/c, bidet, and wash basin.

First Floor; landing area with eaves storage, the vendor has informed us that above the lounge is a large space that could be utilized and could be adapted to create a further bedroom (subject to planning etc) further double bedroom with some reduced head height and very well appointed 5-piece bathroom comprising; bath, shower, bidet, W.C and wash basin.

**OUTSIDE:** Delightful, well stocked gardens. The front is approached via the driveway providing ample parking and a well-kept lawn is surrounded by a variety of bedding plants, shrubs and bushes. Good size rear garden with a patio seating area, lawn with colourful borders, vegetable patch, green house, pond, water feature and timber shed. Garage with power and electric supplied, new combi boiler, plumbed and space for washing machine.

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

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

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

