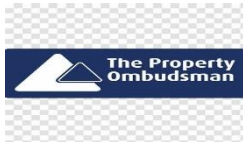


**6 LEANDER GARDENS,
POULTON-LE-FYLDE, FY6 8AZ**

£340,000



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 real estate and lettings has no authority to give any warranty or representation in respect of this property.

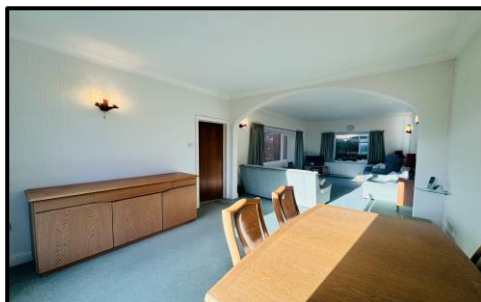


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SPACIOUS DETACHED TRUE BUNGALOW IN A CONVENIENT CUL DE SAC POSITION

THIS DETACHED DOUBLE FRONTED TRUE BUNGALOW OFFERS SUPRISINGLY SPACIOUS LIVING ACCOMMODATION THAT HAS BEEN UPDATED AND WELL MAINTAINED BY THE PRESENT OWNERS. SITUATED IN A PEACEFUL AND SOUGHT AFTER CUL DE SAC POSITION JUST OFF HARDHORN ROAD AND WITHIN AN EASY WALK FOR MOST TO POULTON CENTRE. THE PROPERTY WOULD BE IDEAL FOR SOMEBODY LOOKING TO DOWNSIZE OR PERHAPS AS A PROJECT DEVELOPING THE FLOOR AREA AND PERHAPS THE LOFT (STPP). IN BRIEF THE ACCOMMODATION CURRENTLY PROVIDES; TWO RECEPTION ROOMS AND SUN LOUNGE, KITCHEN, THREE BEDROOMS AND SHOWER ROOM. PLEASANT SURROUNDING GARDENS, DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING AND SINGLE GARAGE.

EARLY VIEWING IS HIGHLY ADVISED AND NO CHAIN.



LOCATION: Occupying a sought after residential cul de sac position, found just off Hardhorn Road close to Garstang Road traffic lights. A short walk for most to Poulton town centre handy for everyday amenities including cafes, wine bars, restaurants, and everyday shopping facilities.

STYLE: A detached, spacious, true bungalow sat within a generous plot.

CONDITION: Well-maintained throughout just ready for updating, viewing is strongly recommended. Re-roofed in recent years.

ACCOMMODATION: Centre entrance hallway, two double bedrooms to the front of the property and third single bedroom/study. Spacious shower room with wash hand basin and W.C. Rear sitting room open plan to the dining area. Sun lounge with access to a W.C and door out to the garden. Kitchen to the rear with pantry cupboard and side entrance porch.

OUTSIDE: The property enjoys and sits within a good size garden plot. a long concrete drive leads to the detached garage and would be suitable for numerous vehicles. There are mature landscaped gardens to the front, side and rear with a bespoke circular 'secret garden' entrance to the rear patio.

SERVICES: All mains services are connected, gas central heating installed.

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

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the Agent's office.