



**6 BLUEBELL AVENUE,
 HAMBLETON,
 FY6 9FE**

£397,500



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.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
 01253 894494
 sales@butsonblofeld.co.uk

Stunning family home in a sought-after residential development

This four-bedroom detached family house is located in the semi-rural village of Hambleton overlooking adjacent fields and green park space part of the development. Immaculately presented, ready to walk in to and offering great accommodation with a modern layout. The property is within easy reach of nearby convenience shops and a short drive to Poulton Train Station and centre with its bustling cafe' culture and popular restaurants.

A must view to appreciate the accommodation on offer.



LOCATION: Situated off Carr Lane and Sanderling Drive in Hambleton. The property is within easy reach of nearby local amenities. The M55 motorway link is within a short drive and easily accessed via the by-pass.

STYLE: Modern build, detached home.

CONDITION: Very well-presented accommodation with a neutral and modern style of décor throughout, ready to walk into. 3 years NHBC warranty.

ACCOMMODATION: Ground Floor; entrance hallway with cloak room W.C and understairs, deep storage cupboard. Large reception room with box bay window enjoying open aspect and French doors out to the garden space. Large dining kitchen with two box bay windows, a wide range of wall and base units and integrated appliances. Separate utility room providing a useful space especially for families! First Floor; landing area, master bedroom with en suite shower room, three further bedrooms and modern bathroom suite.

OUTSIDE: Well-presented gardens, the front and side with small lawn and pathway. Enclosed side garden laid to lawn with paved patio and boundary brick wall. Steps provide access to the driveway and back of the garage. Side driveway with parking and detached single brick garage.

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

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

TENURE: We are advised the tenure of the property is FREEHOLD with a communal fee of £167.33

EPC RATING - B

VIEWING: By appointment strictly through the Agents office.