



**3 BARNFIELD MANOR,
 LODGE LANE,
 SINGLETON,
 POULTON-LE-FYLDE,
 LANCASHIRE,
 FY6 8LJ**

£295,000



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

DECEPTIVELY SPACIOUS MEWS BARN CONVERSION

SET WITHIN A PRIVATE WELL-KEPT COURTYARD DEVELOPMENT IN THE DESIRABLE VILLAGE OF SINGLETON, THE PROPERTY IS IDEAL FOR COMMUTERS WITH EASY ACCESS TO THE M55 MOTORWAY AND SOMEONE LOOKING FOR THAT RURAL FEEL. EASY DRIVE TO POULTON AND BLACKPOOL CENTRES THE PROPERTY BRIEFLY COMPRISES; THREE DOUBLE BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM, TWO RECEPTION ROOMS, MODERN FAMILY BATHROOM AND USEFUL CONVERTED LOFT AREA. GAS CENTRAL HEATING AND DOUBLE-GLAZING, MODEST SIZE GARDENS AND SINGLE GARAGE.



LOCATION: The property occupies a most desirable residential location in a small courtyard development, close to the village of Singleton. The property is within easy driving distance of Poulton, Blackpool and the M55 motorway link, and yet enjoys the delights of a rural setting.

STYLE: Mews barn conversion by Harley Homes.

CONDITION: A character home enjoying many features..

ACCOMMODATION: Ground floor; entrance porch, large lounge with square arch leading to the dining room, farm house style fitted kitchen with integral appliances and separate utility room. Inner hallway that provides access to the three double bedrooms, master including en suite shower room and modern fitted family bathroom suite. The loft space has been converted creating a useful storage / play area (accessed via a drop down ladder).

OUTSIDE: The property offers modest size gardens, the front including lawn with planted surrounding borders and block paved driveway providing parking for two vehicles and leading to a single garage with electric up and over. The private rear garden is mainly laid to lawn with patio area and overlooks woodland.

SERVICES: Mains electric, water and gas central heating are installed, septic tank and double-glazing.

COUNCIL TAX BAND: The property is listed from an online search as Council Tax Band E (Fylde Council).

TENURE: We are advised the tenure of the property is FREEHOLD

VIEWING: Strictly by telephone appointment through the Agent's office

EPC: To follow.