



**28 MAINS LANE,
POULTON-LE-FYLDE,
FY6 7LF**

£495,000



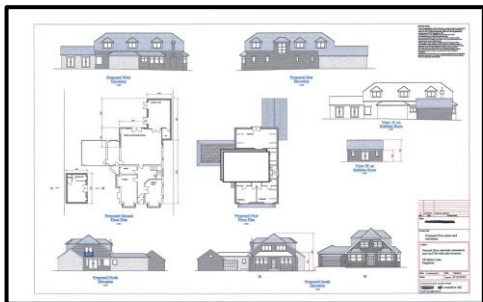
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15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butsonblofeld.co.uk

****DECEPTIVELY SPACIOUS DETACHED BUNGALOW
SET BACK FROM THE MAIN ROAD.****

Butson Real Estate and Lettings presents this detached dormer bungalow. Presenting excellent potential to develop should somebody wanted to extend or make additional use of the roof space. (subject to planning.) The property come ready to walk into and currently provides a spacious home. Situated in a sought-after main road position at the Singleton End of the lane. Close to Poulton centre and all local amenities. The accommodation briefly comprises; good size reception room, two/three bedrooms, study and roof room. Large extended dining kitchen and modern bathroom suite. The garage has been converted and used as a home office. Ample off-road parking and private rear garden. Viewing essential.



LOCATION: Occupying a sought-after main road location for Poulton’s shopping amenities, schooling and commuters needing access to the motorway via the new bypass.

STYLE: Surprisingly spacious detached bungalow style residence.

CONDITION: The property has been updated and maintained to a modern standard providing a home ready to walk in to.

ACCOMMODATION: GROUND FLOOR; entrance porch and hallway, good size lounge with feature box bay window and inset wood burning stove. Extended dining kitchen (24’ x 11’) runs across the back of the property with Bi – Fold doors out and separate utility. Three bedrooms, bathroom W.C and study / playroom. FIRST FLOOR; large roof room currently used as a bedroom. The garage has been converted and currently used as a home office / gym.

OUTSIDE: Private, spacious driveway with slate chipping providing ample parking areas, screen hedging and lawn. The rear garden is private with established hedging, lawn, slate chipping and decked patio seating area.

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

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

VIEWING: By appointment through the Agents office.