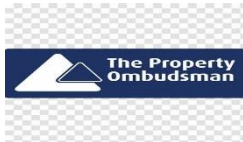




**20 MILL HEY AVENUE,
POULTON-LE-FYLDE,
FY6 8DR**

£400,000



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 Blofeld has no authority to give any warranty or representation in respect of this property.



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***** IMPECCABLE, DETACHED TRUE BUNGALOW IN A QUIET, POPULAR RESIDENTIAL POSITION *****

THIS EXTENDED DETACHED TRUE BUNGALOW HAS BEEN TASTEFULLY RENOVATED THROUGHOUT AND IS SITUATED IN A VERY SOUGHT AFTER, PLEASANT POSITION JUST OFF HARDHORN ROAD AND GREEN DRIVE. JUST A SHORT WALK FOR MOST TO POULTON CENTRE WITH IT'S MANY AMENITIES, BUSTLING CAFÉ CULTURE AND TRAIN STATION.

THE ACCOMMODATION OF THIS PRISTINE HOME BRIEFLY COMPRISES, THREE BEDROOMS, LOUNGE, FABULOUS OPEN PLAN KITCHEN/DINING/SITTING ROOM, MODERN FULLY TILED SHOWER ROOM, LANDSCAPED FRONT & REAR GARDENS, LONG DRIVEWAY AND BRICK GARAGE.

EARLY VIEWING A MUST.



LOCATION: Occupying a sought-after residential position just off Hardhorn Road and Green Drive. Poulton centre is within an easy walk for most and handy for all its amenities, local transport service routes are easily accessible and good local Schools nearby.

STYLE: An extended, detached true bungalow

CONDITION: Extremely well-presented property finished to a high specification.

ACCOMMODATION: Entrance hall, lounge with leaded glass bay window, living flame gas fire in a feature stone fireplace and feature inset leaded windows. Main bedroom located to the front of the property, a further double bedroom to the rear and guest bedroom. Modern fully tiled walk-in shower room with vanity sink unit and feature radiator. The fabulous, extended open plan, fully fitted kitchen / diner has a good range of white high and low level units including a centre island and leads into a beautiful sitting area with French doors overlooking the WEST facing rear garden.

OUTSIDE: The front garden is landscaped with lawn and planted borders. The tarmac driveway provides ample parking and leads to a pitched roof, brick garage with personnel door to rear garden. The WEST facing rear is private with screen hedging a circular lawn, stocked borders, outdoor kitchen area and paved patios.

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

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

EPC RATING – D

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

VIEWING: By appointment through the Agent's office and early inspection is advised.
