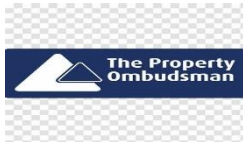


**35 DOUGLAS AVENUE,
STALMINE,
FY6 0NB**

£345,000



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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CHALET STYLE DETACHED HOUSE OVERLOOKING OPEN FIELDS & NO CHAIN

THIS PROPERTY PRESENTS A GREAT OPPORTUNITY ESPECIALLY FOR SOMEBODY LOOKING TO DOWNSIZE TO A QUIET SEMI RURAL LOCATION. SITUATED IN A CUL DE SAC POSITION THE ACCOMMODATION HAS BEEN EXTREMELEY WELL MAINTAINED, FINISHED TO A HIGH STANDARD AND COMES READY TO WALK INTO. THE PROPERTY ALSO ENJOYS OPEN VIEWS ACROSS FARM FIELDS AND COUNTRYSIDE. THE LAYOUT COMPRISES; GOOD SIZE LOUNGE / SITTING ROOM ACROSS THE FRONT OF THE PROPERTY, FITTED KITCHEN AND DINING ROOM. GROUND FLOOR BATHROOM SUITE. TWO FITTED DOUBLE BEDROOMS WITH FURTHER STORAGE INTO THE EAVES AND SHOWER ROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE DRIVE PARKING, DOUBLE GARAGE, SURROUNDING WELL MAINTAINED GARDENS.

INTERNAL INSPECTION IS A MUST TO APPRECIATE.



LOCATION: Occupying a very pleasant semi-rural position just off Smithy Lane and Mill Lane (SAT NAV FY6 0NB). A short drive to Hambleton and Poulton handy for everyday amenities. Nearby are good local school and transport service routes.

STYLE: Detached chalet style house.

CONDITION: Modern fittings and contemporary décor throughout, ready to walk into.

ACCOMMODATION: Comprising, Ground floor; side entrance hallway with staircase leading off and storage cupboard. Spacious front lounge / sitting room with feature living flame gas fire. Fitted kitchen with an extensive range of fitted cupboards with complimentary worktops and appliances. Dining room off the kitchen with sliding doors out to the rear. Fitted bathroom suite. First floor; small landing area, two fitted double bedrooms and shower room W.C.

OUTSIDE: Well-maintained gardens surround the property with a range of colourful borders with plants and shrubs. The front provides a double width driveway and access to a double garage with electric up and over. The back garden has a nice sunny aspect with patio seating area and enjoying open views across the countryside.

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

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

COUNCIL TAX: The property is listed from an online search as Council Tax Band D (Wyre borough council).

VIEWINGS: By arrangement through the agents office.