



**50 LINDSAY AVENUE,
POULTON-LE-FYLDE,
FY6 8BQ**

£399,950



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SIMPLY STUNNING ELEVATED TRUE BUNGALOW IN A SOUGHT-AFTER LOCATION

Occupying a most convenient and popular location, this extremely well presented, extended detached bungalow has been improved and finished to a modern and contemporary standard throughout providing a home ready to walk in to. With well-proportioned rooms and views across to 'T' wood and the Bleasdale fells, this truly is a property not to be missed.

The accommodation briefly comprises; large lounge with feature wood burning stove and well-appointed dining kitchen. Two double bedrooms the master with en suite and fully tiled shower wet room / W.C. UPVC double glazing, gas central heating and fitted solar panels. Beautifully presented gardens and large detached garage with two store buildings.



LOCATION: Lindsay Avenue can be accessed just off Westby Way leading from Garstang Road West or Hodgson Place just off Hardhorn Road. The property overlooks green space, just a short walk from Poulton centre with its amenities and local bus routes.

STYLE: Detached, extended true bungalow with white rendered elevations.

CONDITION: Superbly appointed throughout in a modern contemporary finish. Ready to walk into.

ACCOMMODATION: Side entrance porch & hallway with laminate flooring, lounge with laminate flooring, front bow window and wood burning stove. Well-appointed and spacious dining kitchen with an extensive range of fitted Ash units, Quartz worktops, and stone tiled flooring complimented with a range style cooker and Belfast sink. Central Island with wine chiller, integral dishwasher and plumbing for dryer and washing machine. French windows to the rear gardens. Two double bedrooms, the master having French windows to the garden and en suite shower room. Fully tiled, modern fitted wet room.

OUTSIDE: Slightly elevated position with lawned front garden and well stocked and manicured borders with a range of plants and shrubs. Long paved driveway leading to the rear where there is a good size detached garage with electric up and over, pitch roof, power, light and water laid on. To the westerly facing rear there is a generous manicured garden with Indian stone paved patio seating area with feature plumbed gas fire pit, raised planted beds and slate stone chipping. At the back of the garden you will find a very well stocked orchard with a wide variety of established fruit trees and lawn. To the rear of the garage there are two brick outbuildings, one used as a wood store and the other as a gardening store.

SERVICES: All Mains services are connected, gas central heating and UPVC double glazing. Solar Panels have been bought and installed by the present owner which will be included in the sale. Fully alarmed.

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

TENURE: The tenure of the property is freehold.

VIEWING: By appointment through the Agent's office.