

**10 MILTON AVENUE,
BLACKPOOL,
FY3 8LY**

£575,000



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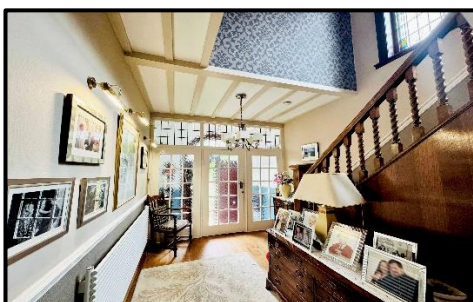
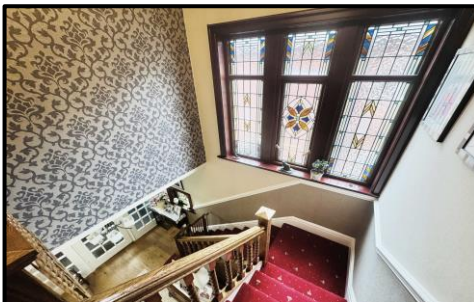
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***SUBSTANTIAL TRADITIONAL PROPERTY IN A SOUGHT-AFTER TREE LINED LOCATION*.**

THIS LARGE PERIOD DETACHED PROPERTY (APPROX 2800 SQFT), OFFERS SPACIOUS ACCOMMODATION AND A SUPRISINGLY LARGE GARDEN TO THE REAR. AN IDEAL PROPERTY FOR SOMEBODY LOOKING TO MAKE THEIR OWN MARK ON A TRADITIONAL HOME. THE PROPERTY SITS IN A MOST CONVENIENT RESIDENTIAL LOCATION ADJACENT TO STANLEY PARK AND BEING WITHIN CLOSE PROXIMITY TO BLACKPOOL VICTORIA HOSPITAL AND MOTORWAY LINKS.

THE LAYOUT BRIEFLY COMPRISES- THREE RECEPTION ROOMS, BREAKFAST KITCHEN, FOUR LARGE BEDROOMS, TWO BATHROOMS AND EN-SUITE. LARGE MATURE GARDENS WITH WOODLAND AREA, DRIVEWAY AND GARAGE.

AN IDEAL FAMILY HOME WHICH MUST BE VIEWED.



LOCATION: Milton Avenue sits in-between North Park Drive and Newton Drive (SAT NAV FY3 8LY), a sought-after tree lined residential location close to Stanley Park. Blackpool and Poulton town centres are within a short drive for all amenities, Blackpool Victoria Hospital and access to motorway links.

STYLE: Traditional family home over three floors built under a slate tiled roof.

CONDITION: A well maintained property, traditional style of décor throughout.

ACCOMMODATION: Ground Floor; entrance vestibule, inviting hallway with cloak room W.C and understairs storage. Front reception room currently dressed as a dining room, rear sitting room with bay window and open fireplace. Fitted kitchen with breakfast room overlooking the garden and French doors out. Rear Snug/ TV room and separate utility and laundry rooms. First floor; landing area; master bedroom across the front of the property with en suite shower room. Double bedroom with fitted bedroom furniture and study / office with staircase off to the 2nd floor (previously a bedroom). Fully fitted family bathroom suite. Second Floor; landing area, two good size bedrooms, one with walk in storage area. Bathroom suite.

OUTSIDE: The property enjoys large mature gardens which have to be viewed to appreciate the space on offer. The front provides driveway parking with low level boundary brick wall. Access to the garage. The rear garden provides plenty of patio and seating space with steps leading up to the lawns with planted borders and a wide selection of shrubs and mature trees. Enough space for any young growing family to enjoy! To the back of the property there is an outside store.

SERVICES: All mains services are connected, gas central heating, double-glazing and original single glazing with stained glass.

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

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

VIEWING: By appointment strictly through the Agent's office.
