



**4 BRADSHAW'S CLOSE,  
STALMINE,  
FY6 0QP**

**£375,000**



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.



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

DETACHED FAMILY HOME IN A SMALL CUL DE SAC WITH RURAL ASPECT & ENVIABLE EVENING SUNSETS.

THIS PROPERTY IS A MUST FOR AN EVER-GROWING FAMILY SITUATED IN A COMFORTABLE CUL DE SAC POSITION IN THE SEMI RURAL VILLAGE OF STALMINE. THE PROPERTY IS READY TO WALK INTO AND MAINTAINED TO A VERY HIGH STANDARD OFFERING GENEROUS LIVING ACCOMMODATION. SPACIOUS ENTRANCE HALL – RECEPTION ROOM – LARGE DINING KITCHEN – GARDEN ROOM – FOUR BEDROOM – BATHROOM – ENSUITE – GOOD SIZE GARDEN – AMPLE DRIVE PARKING – GARAGE.

INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY ON OFFER.



**LOCATION:** Delightful cul de sac position in the semi rural village of Stalmine, accessed from either Carr End Lane or Mill Lane. Within easy travelling distance of Knott End, Poulton and Blackpool and close to a handy convenience store and good local Schools.

**STYLE:** Modern detached family home.

**CONDITION:** Well maintained property ready to walk into with laminate flooring to the ground floor.

**ACCOMMODATION:** Ground Floor; entrance hallway with cloakroom W.C, small store/office and cloaks. Good size lounge to the front and open plan kitchen/diner to the rear. The fully fitted kitchen has an extensive range of high & low units, integrated appliances, central island and separate utility. Leading off the dining area is a light and airy garden room with Velux windows and door opening onto the patio. First floor; Master bedroom with en suite shower room. Three further double bedrooms, one with fitted wardrobes and family bathroom with corner bath, shower, W.C and basin

**OUTSIDE:** Neat lawn to the front with concrete driveway leading to the double garage. A large, decked patio to the side of the house leads onto a paved patio area. The west facing rear enjoys enviable evening sunsets and is lawned with mature shrubs.

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

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

**EPC RATING - C**

**TENURE:** The tenure of the property is freehold.

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