



**44 NORMOSS ROAD,  
 BLACKPOOL,  
 FY3 0AL**

**£749,950**



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.

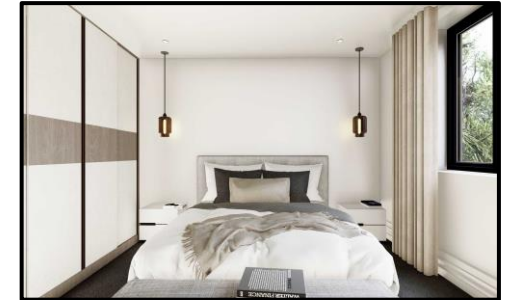
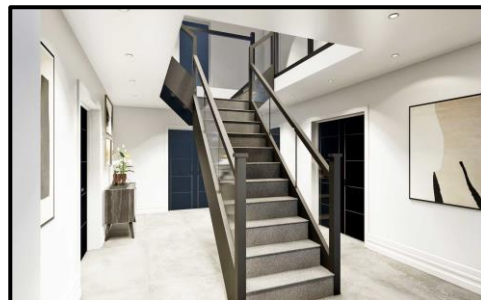


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**\*\*ULTRA MODERN FAMILY HOME IN A SOUGHT-AFTER LOCATION\*\***

IN THE COURSE OF CONSTRUCTION THIS JAW DROPPING LUXURY DETACHED FAMILY HOUSE WILL OFFER EXTENSIVE ACCOMMODATION (APPROX 2500 SQ FT) WITH GENEROUS GARDENS IN A PROMINENT AND SOUGHT-AFTER MAIN ROAD POSITION. THE PROPERTY OFFERS MODERN DAY LIVING WITH A LARGE OPEN PLAN LIVING DINING KITCHEN ACROSS THE BACK OF THE PROPERTY PLUS TWO RECEPTION ROOMS. FOUR DOUBLE BEDROOMS, THE MASTER SUITE INCLUDES ENSUITE AND DRESSING ROOM AND FAMILY BATHROOM.

TRULY AN OPPORTUNITY NOT TO BE MISSED AND EARLY ENQUIRIES BEING REGISTERED NOW.



**LOCATION:** Occupying a main road position in a sought after and most convenient location. A short distance to good local Schools, Poulton centre with its everyday amenities, cafes and restaurants and nearby transport service routes.

**STYLE:** Stunning and luxurious detached family residence with striking architect designed features and a contemporary design.

**CONDITION:** To be finished to a high standard, with also the possibility for a prospective buyer to add their own mark and customise!

**ACCOMMODATION:** Ground Floor; feature entrance hallway with floor to roof windows and central staircase, cloak room and W.C. Good size formal lounge and 2nd reception, ideal as a family room / office. Impressive and functional, open plan living, dining kitchen across the back of the property with feature Bi-Folding doors out. Spacious, light and airy galleried landing. Master bedroom suite with walk in dressing room and en suite. Guest bedroom with ensuite facilities and two further double bedrooms.

**OUTSIDE:** At this stage the developer will provide landscaping to the front with tarmac driveways and side paths. The rear will be laid with artificial lawn and boundaries.

**COUNCIL TAX:** The property is to be listed on completion (Wyre Council).

**ADDITIONAL INFORMATION:** Depending on the stage of construction a purchaser may be able to have some input on the finish and specification of the build and the price adjusted accordingly and to be approved by the builder.

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