

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

***NO ONWARD CHAIN*
£389,950**



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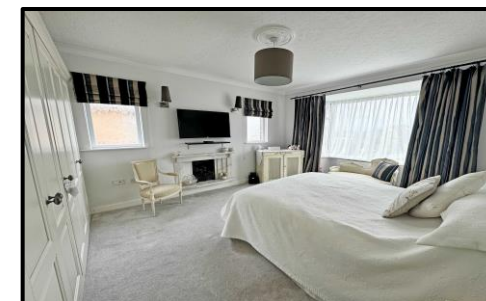
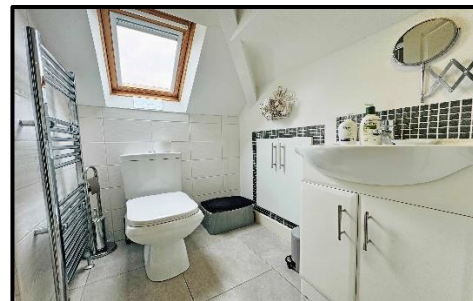
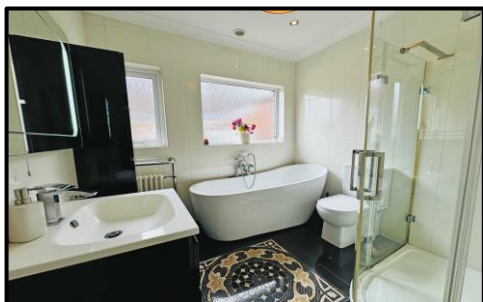


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***** STYLISH PROPERTY IN A SOUGHT-AFTER POSITION*****

THIS WELL MAINTAINED, ELEVATED THREE BEDROOM DETACHED HOME OCCUPIES A MOST CONVENIENT AND POPULAR LOCATION CLOSE TO POULTON CENTRE AND NEAR TO GOOD LOCAL SCHOOLS. THE LAYOUT BRIEFLY COMPRISES; FABULOUS OPEN PLAN LOUNGE/DINER, TWO DOUBLE BEDROOMS, MODERN BATHROOM SUITE, F/F DOUBLE BEDROOM & SHOWER ROOM. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. LOVELY WEST FACING, PRIVATE REAR GARDEN AND GARAGE.

FINISHED WITH A MODERN CONTEMPORARY LOOK EARLY VIEWING IS ESSENTIAL



LOCATION: Lindsay Avenue can be accessed just off Hodgson Place off Hardhorn Road or Westby Way leading from Garstang Road West. The property is just a short walk from Poulton centre for most with its handy everyday amenities and nearby to local bus routes.

STYLE: A slightly elevated, extended detached bungalow.

CONDITION: Extremely well maintained throughout. Ready to walk into with a contemporary finish.

ACCOMMODATION: Ground Floor; side entrance porch, hall leading to two double bedrooms (one with fitted wardrobes) to the front of the property and modern family bathroom. A fabulous open plan lounge/dining room extension with Velux ceiling and feature window looks on to the rear garden. Fully fitted modern kitchen with a good range of high & low level units, breakfast bar and integrated appliances. From the kitchen dining area, stairs lead to the first floor where you will find a good size double bedroom (limited head space) with fitted storage and a separate shower room.

OUTSIDE: The slightly elevated position affords the property with a pleasant outlook, easily maintained front garden with mature shrubs and stone chip borders. A brick inlay driveway provides ample off road parking and leads to a brick built garage. The private, WEST facing rear is mainly laid to lawn with planted borders and flagged patio areas.

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

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

EPC RATING - D

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

VIEWING: By appointment through the Agent's office.
