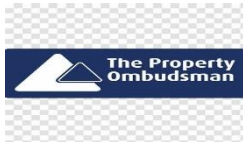


**167 BLACKPOOL ROAD,
CARLETON,
FY6 7QH**

£360,000



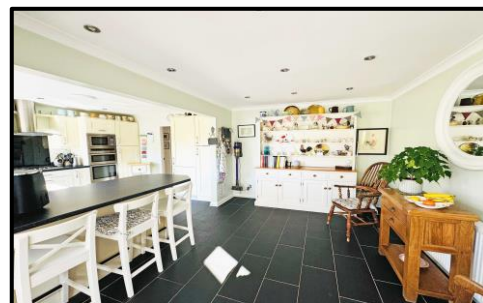
Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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****EXTREMELY WELL PRESENTED THROUGHOUT****

This deceptively spacious, extended detached dormer style family home, is set back and located on Blackpool Road. The property also benefits with additional access from Robins Lane and Wren Close providing ample driveway space ideal for additional cars, work vehicle or caravan. Enjoying a popular and comfortable position close to all local facilities and provides accommodation ready to walk into, perfect for a young family or perhaps even a downsize! The layout provides; three good bedrooms, two reception rooms including a great open extension from the kitchen and dining area, family shower room, detached garage and gardens to front and rear. The property is a must view to appreciate the space and standard available.



LOCATION: Occupying a main road position at Carleton, only a short drive from Blackpool and Poulton centres. Close to local schools and transport service routes to surrounding towns.

STYLE: A deceptively spacious, detached dormer style house.

CONDITION: Extremely well presented throughout, ready to walk into.

ACCOMMODATION: Comprises - Ground-floor; entrance hallway with cloak room W.C, front reception room currently dressed as a dining room but previously the lounge. Open plan breakfast kitchen. Fantastic rear extension providing an additional family / sitting room with feature wood burning stove installed. First Floor; landing area, three good bedrooms and family shower room.

OUTSIDE: The front provides good off-road parking for several vehicles accessed via a shared driveway. Trees and established shrubs / hedging provide screening from the main road. A Side gate provides secure access to the rear. The back garden is Westerly facing providing a nice sunny aspect. Adjacent to the property you will find a patio seating area which then raises to a lawn with planted borders and raised beds. At the back you can access the large, detached garage and secure gates lead to the rear paved driveway, parking additional parking.

SERVICES: All mains services are connected. GCH installed. Double glazed throughout

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

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

VIEWING: By appointment through the Agent's office.