



**23 HODDER WAY,  
POULTON-LE-FYLDE,  
FY6 8AQ**

**REDUCED £279,250**



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

## DETACHED BUNGALOW WITH DORMER LOFT ROOM.

SITUATED IN A MOST CONVENIENT RESIDENTIAL AREA JUST OFF GARSTANG ROAD WEST THIS DETACHED BUNGALOW PRESENTS AN EXCELLENT OPPORTUNITY FOR SOMEBODY LOOKING TO PERHAPS DOWNSIZE OR MAYBE A YOUNG FAMILY WITH IT'S PROXIMITY TO GOOD LOCAL SCHOOLS AND AMENITIES.

THE ACCOMMODATION HAS BEEN WELL MAINTAINED THROUGHOUT AND THE CURRENT LAYOUT COMPRISES; TWO RECEPTION ROOMS, THREE BEDROOMS, BATHROOM W.C AND SHOWER ROOM WITH SEPARATE W.C. DOUBLE WIDTH DRIVEWAY PARKING, FRONT, REAR AND SIDE GARDENS AND LARGE TANDEM GARAGE. VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Situated in a most convenient and popular location just off Brockway and Garstang Road West (SAT NAV FY6 8AQ). Within a 10-minute walk of Poulton centre, handy for all amenities including shopping facilities, cafes and bars.

**STYLE:** Slightly elevated, detached bungalow with a dormer roof conversion.

**CONDITION:** A very well-presented property throughout.

**ACCOMMODATION:** Ground Floor; entrance vestibule and hallway with staircase leading off, front lounge with solid wood flooring and feature wood burning stove. Dining/day room and fitted kitchen to the rear with door out to the garden. Two bedrooms, the master having fitted furniture and bathroom w.c. First floor; bedroom with useful step in storage cupboard. Shower room and separate w.c.

**OUTSIDE:** The property sits in a corner and slightly elevated position enjoying beautifully maintained gardens to the front, side and rear. The front is approached via garden steps with boundary surrounding wall. Lawn areas wrap around the front and side of the property with well stocked borders. The rear garden provides a nice private patio seating space with feature raised small pond, decked area and summer house with small wood burning stove. The side driveway provides ample off-road parking and the garage is double length ideal for a workshop space. Power and light laid on.

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

**COUNCIL TAX:** The property is listed from an online search as Council Tax Band D. (Wyre Borough Council).

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

**VIEWING:** By appointment through the agents office.

**EPC:** D