

**20 HIGHER GREEN,
POULTON-LE-FYLDE,
FY6 7BL**

£549,000



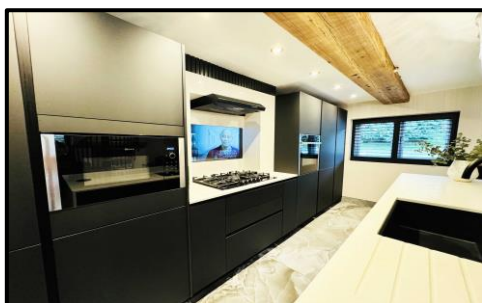
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STUNNING DETACHED TOWN CENTRE PROPERTY OVERLOOKING POULTON PARK.

Originally built in the 17th Century, this detached cottage has recently undergone a full project of renovation works leaving no stone unturned! The result has provided a stylish and surprisingly spacious home in the heart of Poulton's market town, a stone's throw from all amenities. The original property is steeped in history and presents an exciting opportunity to acquire a fantastic and ready to walk in to, ultra-modern house. The accommodation briefly includes; three bedrooms, the master with cleverly designed en suite, open plan living dining kitchen and snug lounge. Separate utility room and ground floor shower room w.c. Air source central heating with wet under floor heating to the ground floor and radiators to the first floor and upvc double glazing. Viewing is essential to appreciate this property on offer. EPC to follow.



LOCATION: Town centre location overlooking green space and Poulton Park. A 5 minute walk to all amenities including eateries, wine bars and coffee shops. Poulton Train Station and shopping facilities are within a short walk.

STYLE: 17th Century, detached family home with oak beams, slate roof and cream rendered elevations.

CONDITION: Presented in a modern and inviting style, offering lots of charm & character. A must view.

ACCOMMODATION: Ground-floor; entrance porch, open plan living dining kitchen with central spiral staircase. The lounge area includes a feature fireplace and square arch that leads through to the sitting room. The kitchen is a German design with Neff fitted appliances including instant hot boil tap and complimentary breakfast island. Off the kitchen you will find a utility room which then leads to the fully tiled shower room and w.c. First Floor; accessed via the spiral staircase and small landing area. Master bedroom with balcony access and feature en-suite wet room including sliding privacy door, his & hers sinks, w.c and shower. Two additional double bedrooms.

OUTSIDE: Small garden section to the front of the property set behind a timber picket fence boundary. The property has a large balcony space accessed from the master bedroom.

SERVICES: The properties central heating is provided by an air source heat pump with wet under floor heating to the ground floor and radiators to the first floor. Solar hot water and high levels of insulation installed. Upvc double glazed windows with bespoke wooden shutters throughout.

COUNCIL TAX BAND: The property is listed as Council Tax Band D (Wyre Borough Council).

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

VIEWING: By telephone appointment through the agents office.