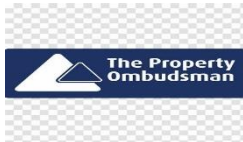
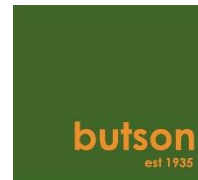


44 WOODLAND DRIVE,  
POULTON-LE-FYLDE,  
FY6 8ET

£445,000



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.

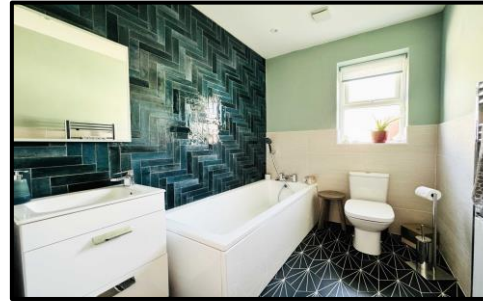


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## SIMPLY STUNNING TRUE BUNGALOW IN A SOUGHT-AFTER LOCATION WITH OPEN VIEWS TO THE REAR

Occupying a desirable and convenient location. This extremely well presented, extended detached bungalow has been improved and finished to a contemporary and high standard throughout providing a home ready to walk in to. With well-proportioned rooms and views across open fields and towards the Bleasdale fells, this truly is a property not to be missed. The accommodation briefly comprises; good size lounge with feature fire place and well-appointed living dining kitchen. Two double bedrooms the master with en suite bathroom, study and fully tiled shower room W.C. Upvc double glazing and gas central heating. Well-presented gardens and detached garage and driveway parking.



**LOCATION:** Woodland Drive is accessed just off Hardhorn Road. The property enjoys open aspect to the rear and is within a short walk from Poulton centre with its amenities and local bus routes.

**STYLE:** Detached and extended true bungalow.

**CONDITION:** Superbly appointed throughout in a modern contemporary finish. Ready to walk into.

**ACCOMMODATION:** Entrance vestibule and hallway, lounge with front bay window, newly fitted wooden shutters, feature living flame gas fire with surround. Light & airy dining kitchen with an extensive range of units and worktops. Extended and open plan sitting room across the back of the property with lantern style roof and Bi-fold doors. Two double bedrooms, the master having en-suite bathroom and French doors into the garden. Study and fully tiled, modern fitted bathroom.

**OUTSIDE:** Beautifully presented gardens, the front is set behind a low level wall and designed for easy maintenance with stone chippings and borders. Brick paved driveway with aluminium security gate. The rear has been landscaped and provides an easy maintenance and relaxing space with granite patio tiles, artificial laid lawn and borders. Detached garage with electric roller shutter door.

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

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

**TENURE:** The tenure of the property is freehold.

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

**EPC:** D