



**18 SUNDERLAND AVENUE,
HAMBLETON,
FY6 9AU**

£220,000



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****DECEPTIVELY SPACIOUS FOUR-BEDROOM CHALET BUNGALOW WITH FANTASTIC POTENTIAL****

THIS SUPRISINGLY SPACIOUS HOME HAS BEEN VERY WELL MAINTAINED OVER THE YEARS AND PROVIDES AN EXCELLENT OPPORTUNITY. IDEAL FOR A GROWING FAMILY WITH SPACIOUS ROOMS AND A SUPRISINGLY LARGE GARDEN ENJOYING A NICE POSITION ON SUNDERLANDS AVENUE. THE PROPERTY BRIEFLY COMPRISES; GOOD SIZE FRONT RECEPTION ROOM, KITCHEN AND CONSERVATORY, FOUR BEDROOMS AND BATHROOM. EXCELLENT FURTHER POTENTIAL. GAS CENTRAL HEATING AND MAJORITY DOUBLE GLAZING, AMPLE DRIVE PARKING, GARAGE AND MAINTAINED GARDENS.

NO CHAIN, A MUST VIEW.



LOCATION: Sunderland Avenue is found nestled in-between Arthurs Lane and Church Lane, conveniently situated and close to Hambleton shops, schools and transport service routes.

STYLE: Semi-detached, chalet bungalow.

CONDITION: A well-maintained property throughout just ready for general updating and modernisation. Great potential.

ACCOMMODATION: Comprising, Ground floor; side entrance hallway with staircase leading off. Good size lounge and sitting area to the front, kitchen and conservatory room to the rear. Bedroom with built in cupboard, bathroom and W.C combined. First floor; landing area, two single bedrooms and one double bedroom.

OUTSIDE: Long concrete driveway with well-maintained front lawn and borders, access to a detached garage. The large rear and side gardens have meticulously maintained lawns with bountiful borders, vegetable patch and patio area.

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

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

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

VIEWINGS: By arrangement through the Agent's office.