

**42 ALDER GROVE,  
POULTON-LE-FYLDE,  
FY6 8EH**

**£425,000**



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.

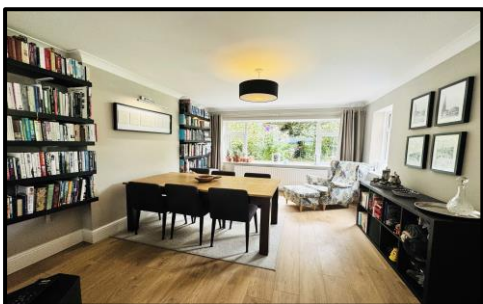


15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
 01253 894494  
 sales@butson.co.uk

**\*\*BEAUTIFULLY PRESENTED FAMILY HOME IN AN EXCELLENT RESIDENTIAL AREA CLOSE TO THE TOWN CENTRE\*\***

EXTENDED AND MODERNISED TO A HIGH STANDARD, THIS DETACHED HOUSE IS SITUATED IN AN EXTREMELY POPULAR RESIDENTIAL POSITION CLOSE TO POULTON CENTRE. AN IDEAL FAMILY PROPERTY BEING NEAR TO GOOD LOCAL SCHOOLS, THE ACCOMMODATION BRIEFLY COMPRISES; FOUR BEDROOMS, (ONE CURRENTLY BEING USED AS A STUDY,) LARGE THROUGH RECEPTION ROOM, FULLY FITTED KITCHEN, MODERN FAMILY BATHROOM. DOUBLE-GLAZING AND GAS CENTRAL HEATING. FRONT & REAR GARDENS, DRIVEWAY FOR OFF ROAD PARKING.

VIEWING IS HIGHLY RECOMMENDED.



**LOCATION:** Occupying a most convenient and sought after residential location just off Carr Head Lane. Within a short walk for most of Poulton town centre and all its amenities. Nearby are good primary and secondary schools and transport service routes.

**STYLE:** A well presented, extended detached family house.

**CONDITION:** Fully modernised with a neutral décor and ready to walk in to.

**ACCOMMODATION:** Ground Floor; entrance porch and welcoming hallway, versatile ground floor bedroom/study and shower room/utility. Spacious through lounge and dining area with feature inset fire and large picture windows. Modern, fully fitted kitchen with a good range of high and low level units and integrated appliances, door to the rear garden. First floor; three good sized double bedrooms, one with en suite shower room. Family bathroom with modern suite.

**OUTSIDE:** The front garden provides off road parking with a pattern imprint driveway, lawn and surrounding borders. The private, SOUTH FACING rear garden has a good size patio seating area, lawn and mature stocked borders. An insulated timber summerhouse with an electrical supply is situated to the rear of the garden offering a useful office/hobby room. Secure gates to the side.

**SERVICES:** All main services are connected, G.C.H and UPVC double-glazing.

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

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

**VIEWING:** By appointment through the Agent's office.

**EPC:** Rated C.