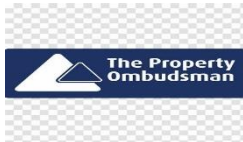


**14 CARR LANE,  
HAMBLETON,  
FY6 9AZ**

**£259,950**



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 their 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

**\*\*STUNNING AND ULTRA MODERN PROPERTY COMPLETELY RENNOVATED THROUGHOUT AND EXTENDED PROVIDING SHOW HOUSE STYLE ACCOMMODATION\*\*.**

THE PROPERTY MUST BE VIEWED TO APPRECIATE THE QUALITY OF DESIGN AND CONTEMPORARY FINISH FOR THE READY AND ABLE BUYER. SITUATED IN A SLIGHTLY ELAVATED POSITION CLOSE TO HAMBLETON VILLAGE AND ALL LOCAL AMENITIES. WE FEEL IT WOULD BE IDEAL FOR A YOUNG FAMILY OR PERHAPS EVEN A DOWNSIZE FOR SOMEBODY LOOKING TO MOVE WITHOUT ANY WORK REQUIRED! THE ACCOMODATION BREILY COMPRISES; FRONT RECEPTION ROOM, LARGE OPEN LIVING KITCHEN, THREE BEDROOMS AND BATHROOM W.C. LANDSCAPED GARDENS AND OFF-ROAD PARKING.

VIEWING IS ESSENTIAL AND NO ONWARD CHAIN.



**LOCATION:** The property occupies a popular and desirable main road position on Carr Lane, on the corner of Carr Close one of the main thoroughfares in Hambleton. Nearby is a small parade of shops for everyday amenities, good local schools and transport service routes.

**STYLE:** Modernised and stylish, semi-detached house.

**CONDITION:** Completely renovated and extended throughout, ready to walk straight into.

**ACCOMMODATION: Ground floor;** Entrance vestibule and spacious reception room across the front of the property. Large, light and airy living dining kitchen at the rear of the property which was extended to the side to maximise the space and provides feature velux windows. Fitted kitchen with appliances and cloak room W.C. **First Floor;** landing area, three bedrooms and tiled, designer bathroom suite.

**OUTSIDE:** The gardens have been completely landscaped with laid lawn, established borders and boundary fencing. Rear stone chipped parking space.

**SERVICES:** The property benefits a full re wire and newly installed gas heating system. Upvc double glazing throughout. External lighting has been supplied around the roof line.

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

**VIEWING:** Strictly by telephone appointment through the agent's office.

**EPC:** To follow.