



**85 SPRING LANE,
 POULTON-LE-FYLDE,
 FY6 7ZA**

£420,000



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*****RECENTLY CONSTRUCTED / SOUGHT AFTER LOCATION*****

This four-bedroom detached family house situated on the sought after 'TITHE GARDENS', (built by Story Homes) offers great accommodation with a modern open plan layout to the rear.

The current vendor has carried out upgrades to the kitchen fittings and bedroom suites plus plenty of additional extras not provided at the build stage. This has provided a brand-new home ready to walk in to. The property is within easy reach of nearby convenience amenities and a short commute to Poulton Train Station and village centre with its bustling cafe' culture and popular restaurants. The advantage of being in the catchment area for good local schools is also a bonus. Externally you will find a wide driveway providing good off-road parking and integral garage. Front garden and good size rear garden. A must view to appreciate the accommodation on offer.



LOCATION: Situated off Poulton Road following Spring Lane around with the subject property found on the right-hand side. The property is within easy reach of nearby amenities including Poulton Train station, excellent schools and a range of eateries. The M55 motorway link is within a short drive.

STYLE: Modern build, detached family home.

CONDITION: Very well-presented accommodation with a neutral style of décor throughout, ready to walk into. Extras that have been added by the current owner include; Amtico flooring through the entrance and living area at the back of the property. Recently carpeted throughout. Upgraded kitchen fittings including 5 ring hob, extended breakfast bar, integrated wine cooler. Three of the bedrooms also have fitted wardrobes.

ACCOMMODATION: Ground Floor; entrance hallway which flows through to the back of the property, integral access to the garage and built in storage cupboard. Light and airy front reception room. Open plan living area with dining and fully fitted kitchen across the back of the property with Bi Fold doors leading out into the rear garden. Separate utility room with integrated washing machine and side entrance door. Cloakroom w.c. First Floor; landing area, master bedroom with en suite shower room and fitted wardrobes, three further bedrooms, two with fitted wardrobes and modern family bathroom suite.

OUTSIDE: Well-presented gardens, the front with lawn area and borders with driveway providing ample off-road parking. Integral garage. Good size rear garden laid mainly to lawn and patio seating space.

SERVICES: All mains services are connected, gas central heating with zoned control heating and UPVC double glazing.

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

EPC RATING - B

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

VIEWING: By appointment strictly through the Agents office.