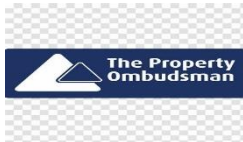


**10 BENEDICT DRIVE,  
NORMOSS,  
BLACKPOOL  
FY3 0EN**

**£340,000**



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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**\*\*\* DETACHED FAMILY HOME IN A POPULAR WELL-PRESENTED DEVELOPMENT \*\*\***

THIS WELL PRESENTED FOUR-BEDROOM HOME OFFERS WELL PROPORTIONED ACCOMMODATION AND WOULD MAKE AN IDEAL PROPERTY FOR A YOUNG GROWING FAMILY. SITUATED BETWEEN POULTON, STAINING & BLACKPOOL THE DEVELOPMENT IS POPULAR FOR ACCESS TO GOOD LOCAL SCHOOLS, TRANSPORT LINKS AND BLACKPOOL VICTORIA HOSPITAL.

THE PROPERTY BRIEFLY COMPRISES; TWO RECEPTION ROOMS, FULLY FITTED KITCHEN & SEPERATE UTILITY. FOUR GOOD BEDROOMS, EN SUITE AND FAMILY BATHROOM. DOUBLE GLAZING AND GAS CENTRAL HEATING. DOUBLE WIDTH DRIVEWAY AND GARAGE. FRONT AND REAR GARDENS. EARLY VIEWING AND INTERNAL INSPECTION IS A MUST.



**LOCATION:** Benedict Drive is found just off Normoss Road, close to Poulton and Normoss Village. Nearby are good schools, everyday amenities and local transport service routes, which provide access to the main towns.

**STYLE:** Modern design, detached family home.

**CONDITION:** Well presented with neutral décor throughout. Ready to walk into.

**ACCOMMODATION:** Ground floor; entrance hallway with cloak room w.c. Front reception room and rear lounge with french windows out to the garden. Fitted kitchen and separate utility room. First floor; landing area with deep storage cupboard. Master bedroom with en suite shower room, three further good size bedrooms and family bathroom suite.

**OUTSIDE:** Medium size lawn to the front with tarmac, double width driveway. Side path and gate providing secure access to the rear. The back garden has been landscaped and provides a lovely sunny aspect. A central paved pathway with lawn either side leads to a raised decked patio seating area and pergola. Please note, the current layout for the garage has been portioned with a side access door providing a work shop / garden store to the back. This section provides ample storage space.

**SERVICES:** All mains services are connected, UPVC double-glazing, gas central heating with zone control and Nest system installed.

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

**TENURE:** We are advised that the tenure of the property is leasehold. The annual maintenance charge is approx. £392.000

**VIEWING:** Strictly by telephone appointment through the Agent's office and comes highly advised.