



HIGHCROFT,
CHURCH LANE,
HAMBLETON,
FY6 9BZ

£350,000



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 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

MODERN BUILD DETACHED TRUE BUNGALOW / SEMI RURAL LOCATION.

SLIGHTLY ELEVATED DETACHED BUNGALOW BUILT AROUND 26 YEARS AGO. OFFERING GENEROUS LIVING ACCOMMODATION AND PERHAPS EVEN FURTHER POTENTIAL TO THE LOFT SPACE SUBJECT TO THE RELEVANT PERMISSIONS. THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR SOMEBODY LOOKING TO DOWN SIZE / RETIRE. SITUATED IN THE SEMI RURAL VILLAGE OF HAMBLETON JUST A SHORT DRIVE FROM POULTON CENTRE AND CLOSE TO LOCAL CONVENIENCE SHOPS.

IN BRIEF THE PROPERTY OFFERS, GOOD SIZE LOUNGE, DINING KITCHEN, THREE BEDROOMS, ENSUITE AND SHOWER ROOM. PLEASANT SURROUNDING GARDENS AND GARAGE. GAS CENTRAL HEATING AND DOUBLE GLAZING.

EARLY VIEWING IS HIGHLY ADVISED.



LOCATION: Church Lane is a continuation of Marsh Lane accessed off Shard Lane (A588) found just after the garage on the right-hand side. Situated in the sought after semi-rural location of Hambleton, and well placed for local amenities.

STYLE: A slightly elevated, detached bungalow with plenty of potential.

CONDITION: A well-maintained property, viewing is strongly recommended.

ACCOMMODATION: Entrance hallway. Good size lounge with fireplace and sliding patio door out. Spacious dining kitchen with a good range of fitted wall and base units and recently re fitted worktops. Sun lounge overlooking the rear patios. Three good size bedrooms, the master with ensuite and shower / w.c.

OUTSIDE: The property enjoys garden areas to the front, side and rear which have been designed, shaped and cared for the by the present owners over the years. The front includes small lawn areas with planted and well stocked borders. Steps and a path provide access to the front door. A side tarmac driveway provides parking spaces with a gate accessing the front and wrought iron gates lead to the garage and back. The rear is private and designed for easy maintenance with paved patio areas and planted shrubs. A timber outbuilding provides great external space with power and light laid on.

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

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

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

VIEWING: By appointment through the agents office.