

## 18 MAINS LANE, POULTON-LE-FYLDE, FY6 7LF

**GUIDE PRICE £595,000 - £625,000**



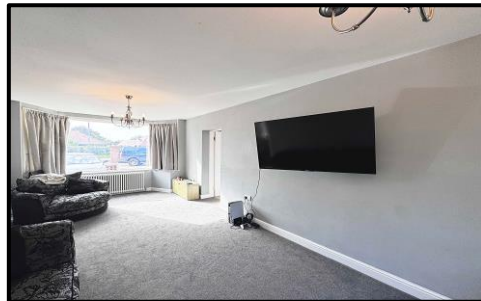
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15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butson.co.uk

## SPACIOUS DETACHED HOUSE SET BACK FROM THE MAIN ROAD EXCELLENT POTENTIAL

THIS TRADITIONAL DETACHED FAMILY HOME COMES READY TO WALK INTO AND CURRENTLY PROVIDES SPACIOUS ACCOMMODATION IN AN EXTENSIVE PLOT. SITUATED IN A SOUGHT-AFTER MAIN ROAD POSITION CLOSE TO POULTON CENTRE AND ALL LOCAL AMENITIES THE ACCOMMODATION BRIEFLY COMPRISES; THREE RECEPTION ROOMS, FOUR BEDROOMS, LARGE MODERN DINING KITCHEN, BATHROOM AND ROOM READY TO BE FITTED AS AN ENSUITE. AMPLE OFF-ROAD PARKING TO THE FRONT AND GOOD SIZE PRIVATE REAR GARDEN. TANDEM GARAGE WITH WORKSHOP AT THE REAR. THE PROPERTY MUST BE VIEWED TO APPRECIATE.



**LOCATION:** Occupying a sought-after main road location for Poulton's shopping amenities, schooling and commuters needing access to the motorway via the new bypass (SAT NAV FY6 7LF).

**STYLE:** Traditional property with attractive features and sitting with in a generous plot.

**CONDITION:** The property has been updated and maintained to a modern standard providing a home ready to walk into with recently installed central heating boiler (2021) and UPVC double glazed windows (2022).

**ACCOMMODATION: GROUND FLOOR;** entrance hallway with cloak room w.c and staircase leading off. Good size lounge and additional sitting room. Modernised and sleek breakfast kitchen area with central island, extensive cupboard space and Bi-Fold doors out to the garden. This room is divided to a dining or further sitting room with feature central wood burning stove. **FIRST FLOOR;** Master bedroom with en suite (requires installing and finishing), three further bedrooms and a walk-in wardrobe. Family bathroom suite just requiring general updating.

**OUTSIDE:** The property sits and enjoys a generous garden plot with large frontage laid with stone chippings, borders and brick laid front wall. The back garden provides plenty of space with paved patio area and extensive lawn, side planted borders and open aspect.

**GARAGE AND OUTBUILDINGS:** Good size tandem garage approximately 20' x 9' with workshop to the rear and small lean too.

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

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