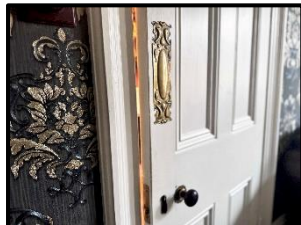




65 BRECK ROAD,
POULTON-LE-FYLDE,
FY6 7AQ

£575,000



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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*****MOST ATTRACTIVE TOWN CENTRE DOUBLE FRONTED CHARACTER PROPERTY****

Built in the late 19th century this mature family residence has lost none of its original charm and character whilst blending modern day fittings and traditional décor. The property truly needs to be viewed to appreciate the room proportions and accommodation on offer. Situated on a prominent and central main road position a stone's throw from Poulton's centre and all it's handy amenities. The accommodation comprises in brief, three good size reception rooms, four double bedrooms, bathroom and shower room. Cellar space, gas central heating and original maintained windows, neat and tidy gardens, large garage and off-road parking.



LOCATION: The property can be found approximately a third of the way down Breck Road, on the corner with Derby Road. Only a few minutes walk to Poulton centre offering cafes, wine bars and restaurants, an ideal location also for the train station and transport service routes, perfect for busy commuters!

STYLE: Substantial double fronted 19th Century semi-detached home with basement.

CONDITION: Appointed and finished with tasteful, traditional décor throughout. The property retains many original features such as high ceilings, cornices, original fireplaces and sash windows to name a few. Internal inspection is a must to appreciate the true style and history.

ACCOMMODATION: Ground floor; entrance vestibule opening to the hallway with staircase leading off and access to the cellar room. Front lounge with bay window and fireplace, front second reception room with box bay window and fireplace. Rear sitting room with original stone flooring and fitted bookcase. Fully fitted kitchen, utility room and w.c. Rear entrance porch. First floor; landing area with walk in cupboard, four double bedrooms, bathroom with w.c and shower room with w.c. Cellar; a useful space maintained by the owner, ideal for a games room/play area.

OUTSIDE: Well-kept gardens with a centre front iron gate, stone footpath and lawn to either side. Colourful stocked borders. The rear has an enclosed garden principally laid to lawn with surrounding borders and stone patio. A wooden gate provides access to a large garage and off-road parking is provided for two vehicles accessed from Derby Road.

SERVICES: All mains services are connected and gas central heating installed.

COUNCIL TAX BAND: The property is listed as council tax band F (Wyre council)

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

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