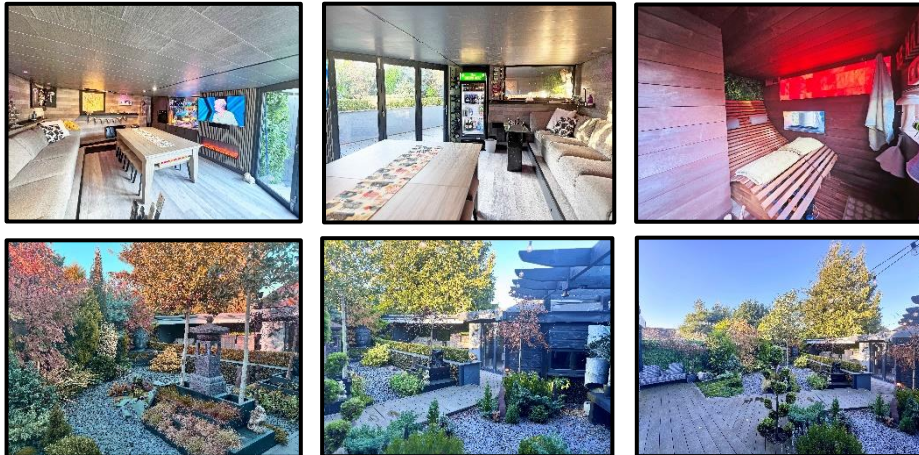


**8 POPLAR AVENUE,
POULTON-LE-FYLDE,
FY6 8JD**

£510,000



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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ULTRA MODERN DETACHED PROPERTY IN A SOUGHT AFTER

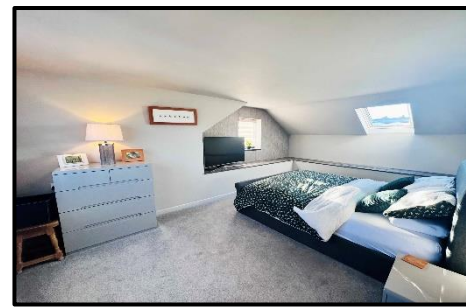
LOCATION.....

THIS COMPLETELY REFURBISHED DETACHED CHALET BUNGALOW CERTAINLY HAS THE 'WOW' FACTOR PROVIDING UP TO THE MINUTE SPECIFICATION THROUGHOUT & READY TO WALK INTO.

SITUATED IN A MOST CONVENIENT CUL DE SAC POSITION WITHIN EASY WALKING DISTANCE TO POULTON TOWN CENTRE. IF ENTERTAINING IS PART OF YOUR LIFESTYLE THE LANDSCAPED REAR PROVIDES A TRANQUIL SETTING WITH BBQ AREA, DETACHED GARDEN ROOM/BAR AND FULLY FITTED SAUNA WITH ON OUTDOOR COLD SHOWER!

THE ACCOMMODATION BRIEFLY INCLUDES, ENTRANCE HALL, LOUNGE, DINING KITCHEN AND SEPARATE UTILITY. THREE GOOD BEDROOMS, THE MASTER SUITE WITH DRESSING AREA AND ENSUITE.

GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE DRIVE FRONTAGE PROVIDING PARKING FOR MULTIPLE VEHICLES AND GARDEN AREA.



LOCATION: Occupying a most convenient and sought after residential Cul-De-Sac location just off Carr Head Lane, within a short walk for most of Poulton town centre and all its handy amenities.

STYLE: Detached chalet style bungalow with rendered elevations.

CONDITION: Extremely well maintained throughout having been recently fully refurbished. Ready to walk into with a contemporary finish.

ACCOMMODATION: Ground Floor; spacious, light and airy entrance hallway with staircase leading off and storage cupboards. Front lounge with floor to ceiling windows and media wall with built in fireplace. Open plan breakfast kitchen with modern fittings comprising range of wall mounted and base level units with luxury laminate work surfaces, island and breakfast bar. Featuring integral Neff appliances including slide and hide fan oven, combination microwave and warming drawer, four ring induction hob, dishwasher, recessed American style fridge freezer & composite double sink and drainer with mixer boiling tap & waste disposal. Bi-fold door out to garden. Separate utility room plumbed for washing machine, sink and fitted storage cupboards. Two double bedrooms with fitted cupboards and shower room W.C. First Floor; Master bedroom suite with landing area/dressing room with fitted cupboards, double bedroom and spacious, fully tiled ensuite.

OUTSIDE: Landscaped gardens. The front provides a brick paved driveway with parking for multiple vehicles, planted border which extends forward and low-level brick wall. The back garden has been designed to make the best of the orientation, providing a peaceful sanctuary. It includes raised borders and stone chipped sections with water features and ornamental shrubs and plants. At the back of the garden the current vendor has provided and designed a great entertaining space with covered BBQ area and pergola. Also included in the sale is a fully functional garden room which provides a bar and seating area with power, light, heating and sky connection. Additionally, the vendor has installed a separate, high specification sauna for two people with outside cold-water shower for the brave! At the rear of the property, you will also find a cloak room W.C with mains central heating.

Garage; Up and over door used for storage.

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

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

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