



5 STAMFORD PLACE, NORMOSS FY3 0ER

£340,000



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

*** A DETACHED FAMILY HOME IN A POPULAR DEVELOPMENT ***

THIS WELL PRESENTED FOUR-BEDROOM HOME OFFERS WELL PROPORTIONED ACCOMMODATION AND WOULD MAKE AN IDEAL PROPERTY FOR A YOUNG GROWING FAMILY IN A CUL DE SAC POSITION. 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, FAMILY BATHROOM AND GROUND FLOOR W.C. DOUBLE GLAZING AND GAS CENTRAL HEATING. DOUBLE WIDTH DRIVEWAY AND GARAGE. FRONT AND REAR GARDENS. EARLY VIEWING AND INTERNAL INSPECTION IS A MUST.



LOCATION: Stamford Place is found just off Normoss Road on the popular Highcross Park development built by Wainhomes. Close to Poulton and Normoss Village (SAT NAV FY3 0EN) 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.

ACCOMMODATION: Ground floor; entrance hallway with cloak room w.c. Front reception room and rear dining / sitting room with French windows out to the garden. Fitted kitchen and separate utility room. First floor; landing area with 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 stocked borders and 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 with lawn, slate chipped pathway and decked patio seating area.

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

TENURE: We have been advised there is 989 years left on the lease and the annual service charge is £250.00 per annum, this will need to be confirmed by a solicitor upon purchase.

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

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