



7 BLEASDALE AVENUE,
POULTON-LE-FYLDE,
FY6 7DT

£415,000



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This fully renovated & extended detached bungalow with loft conversion has been tastefully upgraded by its current owners. It sits in one of Poulton most sought-after locations, just on the edge of Poulton centre and within easy walking distance, with a wide range of facilities and exceptional schools nearby.

The property briefly comprises: vestibule, welcoming entrance hallway, good size lounge, open plan kitchen / family room with designer appliances, utility room, two ground floor double bedrooms & 3-piece shower room/W.C. Generous size first floor bedroom with newly installed en-suite. Private gardens, brick-built greenhouse & a good sized size garage, two driveways. Viewing highly recommended.



LOCATION: Occupying one of Poulton's most popular residential locations, just off Blackpool Old Road, short walk to the town centre and all its amenities.

STYLE: Detached, bungalow with a loft conversion.

CONDITION: The property has been recently extended & renovated throughout, new fixtures and fittings and neutral décor to all rooms.

ACCOMMODATION: Ground Floor; Vestibule leading to the welcoming hallway, useful under stairs storage cupboard, feature oak staircase with built in storage, Good size lounge with log burning fire, double French doors and side window allow plenty of natural light to flood the room. Two spacious double bedrooms, one with built in wardrobes, 3-piece shower room/W.C with heated towel rail. The recently created kitchen family room is extremely impressive and comprises; granite work surfaces and centre island with oak door high and low units with soft close feature and centre island. Integral appliances include "Falcon" range oven and 5 ring gas hob, full size integral fridge freezer and dishwasher. The open plan layout leads to the family room with vaulted ceiling, Velux windows. French doors lead out to the south/west facing patio. Additionally, there is a separate utility room with space for a washing machine and tumble dryer access to the garden and door to the garage, the garage has power and light with electrically operated garage roller door. First Floor; landing area with built in storage, leading to the 3rd double bedroom with built in wardrobes, Velux windows and eaves storage. The en-suite leads off with roll top bath, separate shower, W.C and wash basin.

OUTSIDE: The property enjoys corner surrounding gardens with front lawn, borders and set behind a low-level brick wall, driveway access from both sides of the plot with Indian paving. Private southwest facing patio are with recently constructed brick greenhouse. Two driveways one accessed from Grizedale Avenue and garage.

SERVICES: All Mains services are connected new gas central heating and double glazing throughout.

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

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

VIEWING: By appointment through the Agent's office

EPC: D