



**9 THE AVENUE,
CARLETON
POULTON-LE-FYLDE,
FY6 7NA**

£549,950



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

A most exciting opportunity to acquire a large and highly desirable detached family home in a prime residential area.

If you are looking for a traditional, well-built property that offers lots of potential and room to extend then look no further. Built in a period where character and size were appreciated, with a large garden to compliment and just a short walk from Poulton centre. The accommodation has been well maintained over the years and briefly comprises; three reception rooms, kitchen diner, four bedrooms and family bathroom suite. Large surrounding gardens, detached garage and no chain.



LOCATION: Occupying an extremely pleasant and sought after residential position, just off Poulton Road, Carleton. A short walk into Poulton centre for most and handy for all its amenities, restaurants and bars. Good local schools can be found in the area and transport routes are nearby.

STYLE: Traditional, extended detached family residence.

CONDITION: A very well-maintained property with lots of original character but is now ready for some general updating, a fantastic opportunity.

ACCOMMODATION: Ground Floor; Entrance porch leading into a grand entrance hallway complete with stained glass windows and original staircase, generous sized lounge with large bay windows and high ceilings, further reception room with feature fireplace and bay windows overlooking the gardens at an elevated height. Kitchen/diner offering potential for updating or extending. W.C, utility room and sitting room positioned at the rear of the property enjoying the garden. First Floor; wide landing with stained glass skylight, two large bedrooms with large bay windows offering plenty of light, two further well sized bedrooms and a four-piece family bathroom with separate wc.

OUTSIDE: Front gardens set behind a bricked front wall for privacy and stone driveway providing secure off-road parking for multiple vehicles. Access to the rear gardens from both sides of the property, expansive rear garden with planted borders and space for outside seating, shaped lawn and maintained shrubs and hedging. Detached double garage.

SERVICES: All Mains services are connected. Gas central heating and double-glazing.

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

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

EPC RATING: D

VIEWING: By appointment through the Agents office.