



**ORCHARD VIEW,
MARKET STREET,
HAMBLETON
FY6 9AP**

£200,000



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

ATTENTION DEVELOPERS/ RENOVATORS - EXCITING OPPORTUNITY.

Detached true bungalow sat within generous gardens which might lend itself to further extension / development in a much sought after position on Market Street within Hambleton Village – lounge – breakfast kitchen – two double bedrooms – bathroom – well presented gardens – driveway – garage.

An ideal property if you are looking to renovate / extend to create your own accommodation. Just call Butson Real Estate today to arrange your viewing.



LOCATION: Occupying a picturesque setting in one of Hambleton's much sought after locations (SAT NAV FY6 9AP). Market Street is found off Carr Lane the main road through the village or Church Lane. A short walk to Schools, shops and transport service routes. Nearby towns such as Poulton, Garstang and Lancaster are within easy driving distance.

STYLE: Detached true bungalow sat within a generous size plot.

CONDITION: The property comes sold as seen and requires renovation.

ACCOMMODATION: Side entrance vestibule and hallway, reception room and breakfast kitchen with small porch / lean to at the rear. Two double bedrooms and bathroom wc.

OUTSIDE: Situated in an elevated position with a concrete driveway providing access to the front and a detached garage. The property provides generous surrounding gardens which could provide scope for further extension / development subject to the relevant planning permission.

SERVICES: TBC

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

VIEWING: By appointment strictly through the agents office.

