



**117 BLACKPOOL ROAD,  
CARLETON  
LANCASHIRE,  
FY6 7QH**

**£749,950**



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EXCEPTIONAL DETACHED FAMILY HOME WHICH MUST BE VIEWED TO APPRECIATE THE ACCOMMODATION ON OFFER.

An ideal property for a growing busy family this detached double fronted house has it all. A blend of traditional and modern design which has been extended and developed over the years to provide fantastic living accommodation. Large rooms are found throughout including the open living dining kitchen to the rear with bi fold doors out to the garden and patio seating area. Set back from the main road the property provides ample parking and space to the front with a large mature garden to the rear. Everyday amenities are found within a short drive including access to good schools and local transport networks. A must view to appreciate the space and standard of this property.



**LOCATION:** Situated in a very popular main road position within Carleton and close to Poulton centre. Only a short drive or stroll to the shops and restaurants for and handy for the train station and public transport routes.

**STYLE:** A substantial, detached family home.

**CONDITION:** Well-presented property offering neutral décor throughout and a high standard of fittings.

**ACCOMMODATION:** Ground floor; entrance vestibule, open plan hall and reception room currently dressed as a dining area to the front. 2nd front reception room (currently used as a sitting room / study) with feature wood burning stove installed. Off the hall you will find an understairs cloak room, separate W.C and large boot room come utility area. Open plan to the rear is a large kitchen / sitting / dining area with Bi fold doors across the back of the property. Additionally at the back of the property you will find the extended family / snug room with picture window overlooking the rear garden, fitted wood burning stove and sliding doors providing access to a private courtyard space. First Floor; split level landing area, four double bedrooms with the master having en suite shower room. Family bathroom with bath, shower, wash hand basin and W.C. Second floor; landing space with velux windows and plenty of storage. Fifth bedroom suite with Juliet balcony enjoying views over the garden and en suite shower room.

**OUTSIDE:** The property sits back from the main road with screen hedging and a large driveway providing ample parking space, shrub borders, trees and boundary hedge. The large rear garden has different sections to be explored; adjacent to the property a large patio and seating area leading out to a manageable shaped lawn with well stocked borders and surrounding trees. The back of the garden is an ideal area for children to enjoy and be safe. A large timber decked bar / dining area has also been added.

**SERVICES:** All mains services are connected and gas central heating. Electric vehicle charging point has also been installed to the front.

**COUNCIL TAX BAND:** The property is listed as council tax band G (Wyre Council)

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