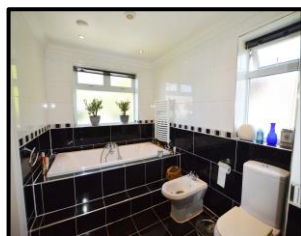


**14 THE AVENUE,
POULTON-LE-FYLDE,
FY6 7NA**

£499,995



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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

A MOST EXCITING OPPORTUNITY TO ACQUIRE A HIGHLY DESIRABLE DETACHED FAMILY HOME WITH EXCELLENT FURTHER SCOPE AND POTENTIAL, IDEAL FOR A YOUNG GROWING FAMILY.

SITUATED ON A VERY DESIRABLE ROAD A SHORT WALK FOR MOST FROM POULTON CENTER AND ALL AMENITIES. THE ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, TWO BATHROOMS, LOUNGE, EXTENDED SITTING/ DINING AREA AND KITCHEN, DOWNSTAIRS W.C. UPVC DOUBLE-GLAZING AND GAS CENTRAL HEATING. SPACIOUS DRIVEWAY AND REAR GARDEN WITH A DETACHED GARAGE CURRENTLY USED AS OFFICE/DEN. EARLY VIEWING IS ADVISED.



LOCATION: Occupying an extremely pleasant and sought after residential position, just off Poulton Road, Carleton (SAT NAV FY6 7NA). 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 including Poulton railway station.

STYLE: Traditional, extended detached family residence.

CONDITION: Very well-presented accommodation with a neutral theme throughout, double story extension to the rear with previous planning permission passed to extend into the loft area.

ACCOMMODATION: Ground Floor; Entrance porch leading into the entrance hall that offers access to all main living areas and includes a convenient cloakroom w.c. Front living room with large bay window and fireplace. Gallery style kitchen with bespoke units and solid wood countertops, French doors opening onto the rear patio. Extended living / dining area (23'2 x 11) with French doors, again providing access to the rear. First Floor; bright landing with feature glass panel. Master bedroom (23'2 x 11) which benefits from access to the family bathroom complete with a spacious bath, walk-in shower, w.c and bidet. Further double bedroom equipped with en-suite and bay window. Third bedroom and separate w.c.

OUTSIDE: The property is set back behind a gated driveway, offering ample off-road parking and convenient side access to the rear garden from both sides of the house. Rear patio area for outside seating and dining overlooking a private and quiet garden. The original double garage has been converted into an office or bar space complete with electrical fittings, this space can be easily reverted back to a fully functional garage if desired.

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

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

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

EPC RATING: D

VIEWING: By appointment through the Agents office.