



**17 LONGHOUSE LANE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8DE**

£230,000



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TRADITIONAL EXTENDED SEMI DETACHED PROPERTY.

THIS EXTREMELY WELL-PRESENTED SEMI-DETACHED HOME OFFERS GENEROUS EXTENDED LIGHT & AIRY LIVING ACCOMODATION PERFECT FOR A YOUNG GROWING FAMILY AND IS MAINTAINED TO A GREAT STANDARD. IDEALLY LOCATED FOR EASY ACCESS TO GOOD LOCAL SCHOOLS, CLOSE TO TRANSPORT SERVICE ROUTES AND STILL WITHIN REACH OF POULTON & BLACKPOOL TOWN CENTRE'S. THE ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, LOUNGE, EXTENDED KITCHEN DINER/FAMILY ROOM, UTILITY, DOWNSTAIRS W.C AND FAMILY BATHROOM. UPVC DOUBLE-GLAZING AND GAS CENTRAL HEATING. SPACIOUS DRIVEWAY AND REAR GARDEN. EPC: D

EARLY VIEWING IS ADVISED.



LOCATION: Longhouse Lane is found just off the bottom of Hardhorn Road and joins Highcross Road (SAT NAV FY6 8DF). An ideal position for access to Poulton centre, Victoria Hospital and the M55 motorway.

STYLE: Three bedroom, extended semi detached property.

CONDITION: Extremely well maintained property with a good standard of fittings and décor throughout.

ACCOMMODATION: Entrance vestibule, hallway leading to the front reception room with bay window. Ground floor w.c, good sized family room with a modern fitted kitchen featuring a range of high and low level units, fitted appliances and quartz worktop. Dining area with lantern ceiling and doors to the rear garden. Utility room, plumbed for a washing machine. Three bedrooms, (two double) and a fully tiled bathroom suite.

OUTSIDE: Block paved driveway to the front of the property providing off road parking and privacy with hedged boundaries to each side. Access to the south facing rear garden via a gate, all weather lawn and patio seating area.

SERVICES: All mains services are connected, gas central heating and UPVC double-glazing.

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

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