



27 ASH DRIVE,
POULTON-LE-FYLDE,
FY6 8DZ

£310,000



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

IMMACULATE BUNGALOW IN A 1ST CLASS RESIDENTIAL POSITION – NO CHAIN.

SITUATED JUST OFF HARDHORN ROAD AND CARR HEAD LANE THIS VERSATILE AND SPACIOUS DETACHED BUNGALOW SITS IN A PROMINENT AND SOUGHT AFTER LOCATION WITH SPACIOUS LIVING AREA AND GARDENS.

THE ACCOMMODATION BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS PLUS LOFT ROOM, SPACIOUS THROUGH LOUNGE AND DINING AREA, KITCHEN AND SHOWER ROOM. AMPLE EAVES STORAGE, WELL PRESENTED GARDENS AND SINGLE GARAGE. NO CHAIN.



LOCATION: Occupying a much sought after position between Hardhorn Road and Carr Head Lane (SAT NAV FY6 8DZ). A short walk to nearby everyday convenience stores on Garstang Road East and into Poulton center with it's shopping facilities, cafes and restaurants.

STYLE: Detached bungalow with very useful loft room.

CONDITION: A very well presented and maintained home, ready to walk into.

ACCOMMODATION: Ground Floor; entrance porch. Open plan living room and dining area across the front. Inner hallway with drop down stairs providing access to the spacious loft room with plenty of storage space. Fitted kitchen with rear porch and boiler room. Two double bedrooms and well presented, tiled shower room.

OUTSIDE: Medium size front garden designed for easy maintenance with a paved driveway providing ample parking facilities leading to a good size brick-built garage. Private and enclosed rear garden with paved patio space, laid lawn and borders.

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

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

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

VIEWING: By appointment through the agents office.

EPC: D