



**14 SPRING LANE,
POULTON-LE-FYLDE,
FY6 7ZD**

£445,000



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

*****NEWLY BUILT DETACHED FAMILY HOME / SOUGHT AFTER LOCATION*****

This four-bedroom detached family house situated on the sought after 'TITHE GARDENS', (Built by Story Homes) offers great accommodation with a modern open plan layout to the rear.

The current owner has carried out many upgrades not provided as standard before it was handed over. This has provided a brand-new home ready to walk in to finish to a high standard. The property is within easy reach of nearby convenience amenities and a short commute to Poulton Train Station and village centre with its bustling cafe' culture and popular restaurants. The advantage of being in the catchment area for good local schools is also a bonus. Externally you will find a wide driveway providing good off-road parking and integral garage. Front garden and good size rear garden.

A must view to appreciate the accommodation on offer.



LOCATION: Situated off Blackpool Road with the subject property found on the right-hand side. The property is within easy reach of nearby amenities including Poulton Train station, excellent Schools and a range of eateries. The M55 motorway link is within a short drive.

STYLE: Modern build, Story Homes, detached family house.

CONDITION: Very well-presented accommodation with a neutral style of décor throughout and ready to walk into. Extras that have been added by the current owner include; Amtico flooring through the entrance and living area at the back of the property, oak internal doors. Recently carpeted throughout. Upgraded kitchen finished in a shaker style with AEG integrated appliances and wine fridge and Silestone worktops.

ACCOMMODATION: Ground Floor; entrance hallway which flows through to the back of the property, integral access to the garage and built in storage cupboard. Light and airy front reception room. Open plan living area with dining and fully fitted Shaker style kitchen running across the back of the property with integrated AEG appliance including oven, gas hob, microwave, dishwasher along with a wine fridge across the back of the property. Bi-Fold doors open out to the rear. Separate utility room which is plumbed for a washing machine and side entrance door. Cloakroom W.C. First Floor; landing area, master bedroom with en suite shower room and fitted wardrobes, three further bedrooms, two with fitted wardrobes and modern family bathroom suite.

OUTSIDE: Well-presented gardens, the front with lawn area and borders with wide driveway providing ample off-road parking. Integral garage. Good size rear garden laid mainly to lawn and patio seating space. PIR security lights.

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

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

EPC RATING - B

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

VIEWING: By appointment strictly through the Agents office.