



**8 FAIRWAY,
POULTON-LE-FYLDE,
FY6 7WD**

£485,000



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EXTREMELY SPACIOUS DETACHED RESIDENCE OFFERING A FANTASTIC OPPORTUNITY AND NO CHAIN

Situated in a pleasant cul-de-sac this spacious family home comprises of five bedrooms, three bathrooms, four reception rooms, huge 'P' shaped conservatory, double garage. Double glazing, central heating.

Must view to appreciate the size of this property.



LOCATION: Occupying a pleasant residential position on the outskirts of Poulton le Fylde, just off Blackpool Old Road in a select development of similar quality homes. Poulton and Blackpool centres are within easy driving distance with all the amenities they provide.

STYLE: An imposing and spacious detached residence.

CONDITION: In need of some general updating.

ACCOMMODATION: This extremely spacious detached home offers versatile accommodation for a growing family comprising- Ground-floor; entrance hall, cloakroom with W.C & wash-basin fitted, living room, dining room, family room, study, exceptionally large 'P' shaped conservatory, breakfast-kitchen with an extensive range of fitted units and integrated appliances, utility room. First-floor; spacious master bedroom with en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms, family bathroom/Wc.

OUTSIDE: Landscaped gardens to the front with paved drive leading to a large brick constructed double garage 16'10"x 17'3" with up and over door. Private lawned rear garden with southerly aspects.

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

COUNCIL TAX BAND: The property is listed as Band G - Wyre Council.

EPC RATING – To follow

TENURE: The tenure of the property is Freehold.