



109 CARR HEAD LANE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8JB

GUIDE PRICE £475,000



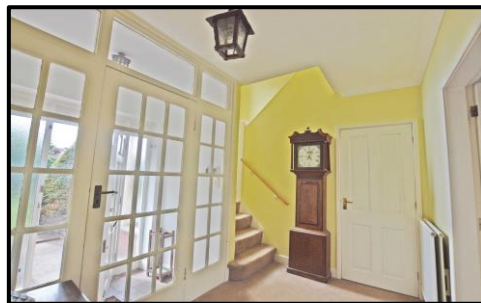
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Detached family home in an excellent residential location providing tremendous potential.

This extended detached house sits in an extremely popular residential position close to Poulton centre, within walking distance for most. An ideal opportunity for a family offering fantastic scope for further development, personalisation and improvement. A popular and sought after position being close to good local primary and secondary Schools. Whilst the property does require renovation, the accommodation has been well maintained over the years and briefly comprises; four bedrooms, two reception rooms, kitchen, pantry and utility room. Double-glazing and gas central heating. Generous size gardens, driveway and garage. Viewing is highly recommended and no chain. EPC to follow.



LOCATION: Popular residential location found of either Hardhorn Road or Garstang Road East. Ideally positioned close to Poulton centre handy for a range of amenities, cafes, bars and restaurants. Nearby are good local schools and local transport service links.

STYLE: An extended red brick, detached family house that offers plenty of space for everyday living.

CONDITION: Whilst ready for modernisation the property presents an exciting opportunity with fantastic scope.

ACCOMMODATION: Ground Floor; entrance vestibule and bright inviting hallway with cupboard storage space and stairs leading off. Front lounge, rear sitting/dining area with double doors to the garden. Kitchen with pantry and utility room leading off. First Floor; landing area, three double bedrooms and a smaller fourth bedroom. Bathroom and separate W.C.

OUTSIDE: The front garden has well stocked borders, a good size lawn and provides off road parking for several vehicles set behind a low level brick wall and screen hedging. Garage with door to the rear and small outbuilding. The rear garden is a generous size with well maintained lawn, deep borders with a wide range of shrubs and bushes and a patio seating area.

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

COUNCIL TAX: The property is listed from an online search 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.