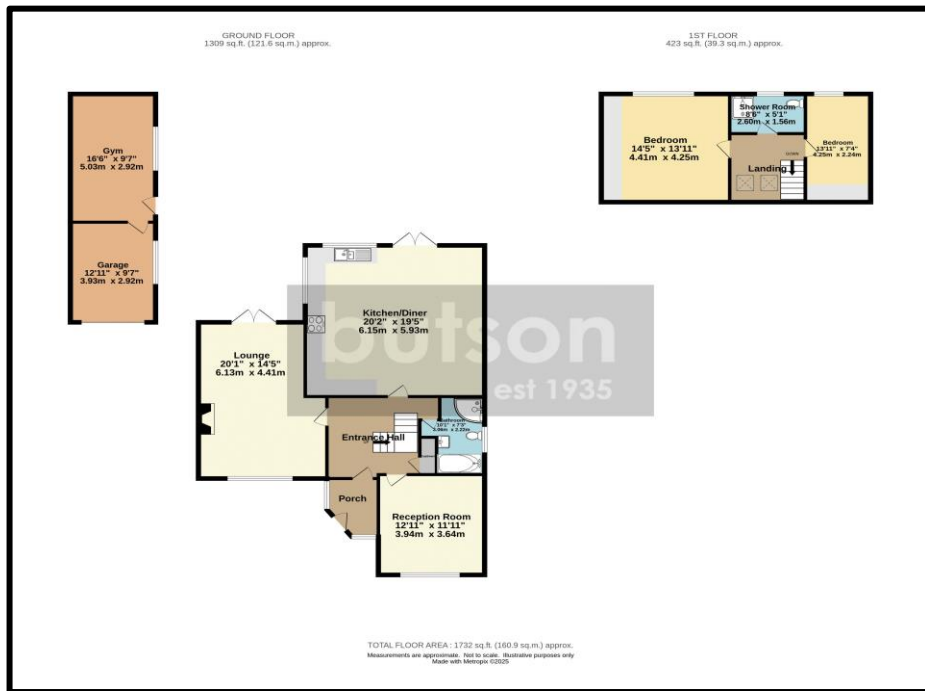




**60 CARR HEAD LANE,
POULTON-LE-FYLDE,
FY6 8EG**

£420,000



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 their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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WELL PRESENTED DETACHED BUNGALOW CLOSE TO POULTON CENTRE

Situated in a highly sought-after residential area close to the amenities of Poulton-le-Fylde town centre, this deceptively spacious three-bedroom detached dormer bungalow offers flexible living accommodation ideal for families, downsizers or those looking for a quiet yet convenient location.

Ready to walk into and thoughtfully extended, the property benefits from a landscaped gardens, garage and garden room. Ideal for additional reception space such as a playroom or home office.



Location: Located within walking distance of Poulton-le-Fylde's town centre, with its array of shops, cafés, restaurants, and excellent transport links including the train station. Schools, leisure facilities, and countryside walks are also within easy reach, making this an excellent place to call home.

Accommodation: Enclosed entrance porch with space for coats and shoes, leading into the spacious central hallway. The welcoming and generously sized hallway has access to all principal ground floor rooms, storage cupboard and staircase leading off. The ground floor double bedroom is well-proportioned with large window, ideal as a main bedroom or guest accommodation. A bright and airy open-plan lounge / sitting room with feature fireplace and dual aspect windows including French doors allowing natural light to flood through. Extended Sitting/Dining Kitchen, the heart of the home—this open-plan kitchen is ideal for modern living, offering ample space for dining and seating. French doors open onto the rear garden, connecting indoor and outdoor living spaces. Ground Floor family bathroom, contemporary tiled suite including bath, shower, WC, and hand basin. First Floor - landing area with Velux windows. Two comfortable bedrooms, one currently being used as the master with dormer windows offering elevated views. Well-appointed fully tiled shower room.

Outside: Low-maintenance frontage with brick paved driveway providing generous off-road parking for multiple vehicles. Shaped lawn with gravel borders set behind a low level brick wall. Beautifully landscaped rear garden with lawn, ample patio and planting areas. A private space ideal for entertaining or relaxing in the sunshine. Detached Garage for secure storage or workshop space, accessible via the driveway. Garden Room- A fantastic addition to the rear of the property, ideal as a hobby room, home office or summer house.

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

Council Tax Band: The property is listed as band E with Wyre Council.

EPC rating to follow

Viewings strictly by appointment only. Early viewing is strongly recommended to fully appreciate the space and location on offer.