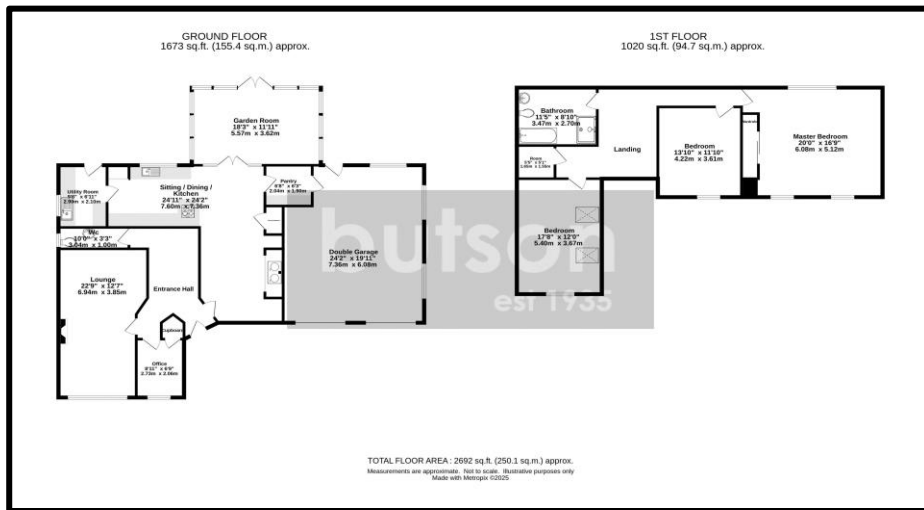




**141 BLACKPOOL OLD ROAD,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7RN**

£645,000



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 should satisfy themselves to their 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

Welcome to this wonderful gated property, extremely well presented and located close to the popular and vibrant market town of Poulton-le-Fylde. Sitting within a very generous double plot and enjoying views over Cottom Hall playing fields. We feel the versatile accommodation would make an ideal family home providing approximately 2,700 Sq ft which briefly comprises; three spacious double bedrooms – lounge - office room – fantastic open plan kitchen / diner and sitting room – large conservatory - utility – bathroom – immaculate gardens including outdoor kitchen – vegetable garden – double garage – ample off-road parking. Early viewing is a must to appreciate this property on offer. EPC: C



LOCATION: The property is conveniently located and just a short stroll from the market town of Poulton-le-Fylde, the town enjoys a market day every Monday, with plenty of places to eat and drink.

STYLE: A substantial, detached family home.

CONDITION: Well-presented property with a high standard of fittings.

ACCOMODATION: Ground floor; entrance hallway with staircase leading off and cloak room wc. Spacious lounge with windows to the front and side and fitted feature living flame gas fire. The office is situated to the front of the property with a built in cupboard. Large 'L' shaped sitting and dining room leading to the kitchen. In the sitting area you will find a feature Esse 'Iron Heart' wood burning / gas Aga, a real focal point for the room. The kitchen has been well designed especially for cooking enthusiasts with separate utility room and pantry store which provides access into the garage. Across the back of the property, you will find an all season glazed conservatory to enjoy the views of the manicured gardens. First floor; landing overlooking Cottam Hall playing fields and useful store cupboard. The master bedroom is most spacious 21'1 x 17'4 with built in wardrobes, two further double bedrooms and a fully tiled, well-presented bathroom suite.

OUTSIDE: The property provides extensive gardens surrounding the house which are manicured and extremely well maintained. A gated stone driveway with ample parking space for multiple vehicles leads to the double garage. The front garden includes a shaped lawn with deep borders set behind a low-level wall. The back garden provides a variety of sections with laid patio adjacent to the house which steps down to the lawn, borders and natural area with pond and summer house. To the side of the property you will find a kitchen garden / vegetable plot with greenhouse. External buildings include the original garage converted into a garden & wood store 15'1 x 10', garden kitchen – a relaxing space with wood fired bbq and pizza oven.

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

COUNCIL TAX BAND: The property is listed online as council tax band F (Wyre Borough Council)

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

VIEWING: Strictly by telephone appointment through the agent's office and comes highly advised.