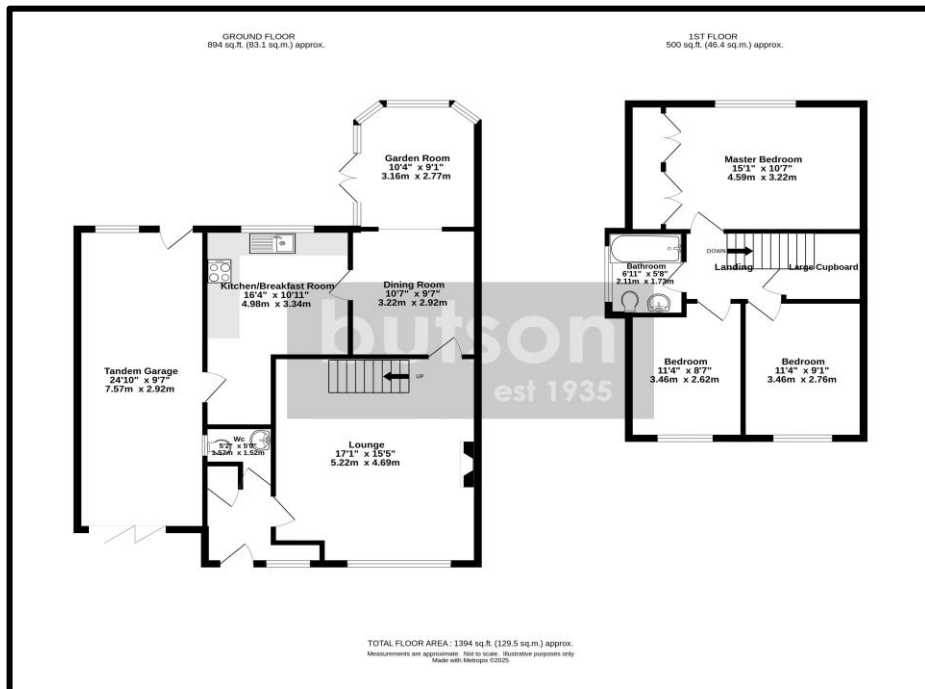




**18 CALDICOT WAY
POULTON-LE-FYLDE
FY6 7LP**

£289,950



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.



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SPACIOUS CHALET STYLE DETACHED HOUSE / NO CHAIN.....

LOCATED IN A MUCH SOUGHT AFTER POSITION IN CARLETON VILLAGE JUST OFF ARUNDEL DRIVE. SITUATED IN A COMFORTABLE CUL DE SAC POSITION OVERLOOKING RECREATIONAL SPACE AND SCHOOL PLAYING FIELDS TO THE SIDE AND REAR.

THIS DETACHED AND VERSATILE PROPERTY WOULD BE IDEAL FOR A YOUNG / GROWING FAMILY. IN A POPULAR AND CONVENIENT RESIDENTIAL POSITION, THE HOUSE HAS BEEN EXTREMELEY WELL MAINTAINED OVER THE YEARS AND PROVIDES A BLANK CANVAS WITH NO CHAIN. THE ACCOMMODATION BRIEFLY COMPRISES; TWO RECEPTION ROOMS, GARDEN ROOM AND BREAKFAST KITCHEN.

THREE GOOD BEDROOMS AND USEFUL LOFT SPACE. GAS CENTRAL HEATING AND DOUBLE GLAZING. DRIVE PARKING, LARGE GARAGE AND WELL-MAINTAINED FRONT AND REAR GARDENS.

VIEWING COMES HIGHLY RECOMMENDED.



LOCATION: Situated just off Arundel Drive and adjacent to Carleton Green Primary School (SAT NAV FY6 7LP). The property is a short drive to Poulton handy for all its everyday amenities. Nearby are good local School and transport service routes being all within easy reach.

STYLE: A detached chalet style house.

CONDITION: Well, maintained and a neutral style of décor throughout.

ACCOMMODATION: Comprising, Ground floor; entrance vestibule and cloakroom wc, good size lounge across the front of the property with staircase leading off. Dining area leading through to the garden / sitting room and fitted breakfast kitchen with internal door to the garage. First floor; landing area with deep walk in storage cupboard, three good bedrooms, the master having fitted cupboards and family bathroom/wc.

OUTSIDE: The property includes well-maintained gardens with pattern-imprinted driveway to the front providing off road parking and access to a large tandem garage. The rear enjoys a sunny aspect mainly laid to lawn with feature gravelled stocked borders and paved patio seating area.

SERVICE: All mains' services are connected, gas central heating and double-glazing. The property has solar panels which are owned outright. A feed tariff applies to the electricity generated which is transferable to the new owner. In 2024 the tariff payment exceeded £1,500.

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

COUNCIL TAX: The property is listed from an online search as Council Tax Band D (Wyre borough council).

VIEWING: By arrangement through the agents office.