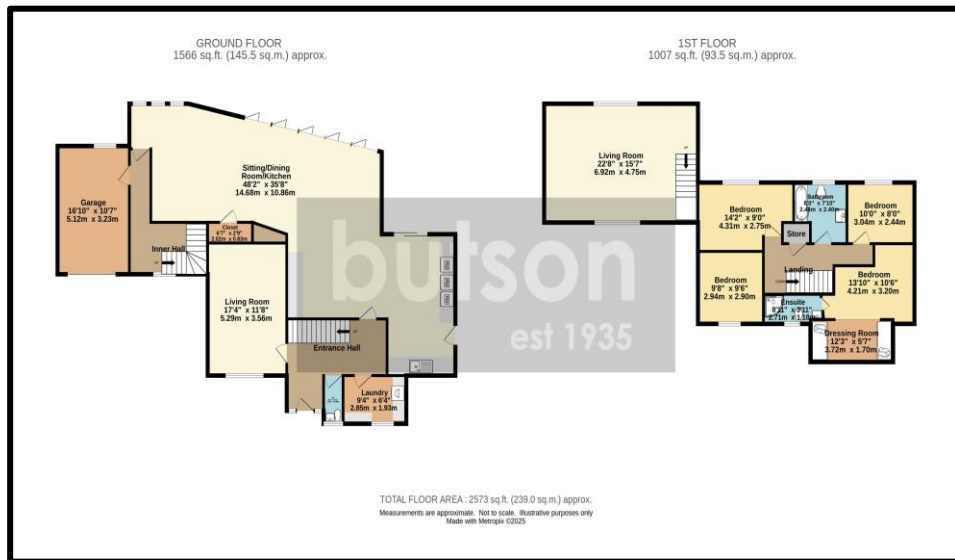
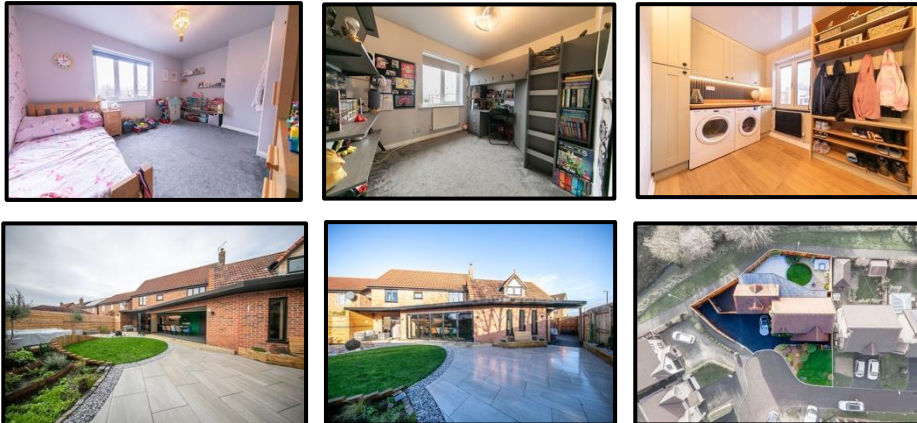




**14 ADLINGTON AVENUE,
POULTON-LE-FYLDE,
FY6 7FN**

£485,000



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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Stunning Extended Modern Detached Family Home

This beautifully presented, modern detached residence is located in the highly desirable Adlington Avenue, a quiet cul de sac off Ladybower Lane. The property has been extensively extended to the rear and above the garage, providing impressive open-plan living spaces and a superb layout ideal for family life, entertaining, and modern living.

Recently refurbished, the home offers a perfect blend of contemporary design and practical functionality. The plot provides privacy and adjoins Cottom Hall playing fields, perfect for growing children.



Key Features

- Attractive modern detached home in a sought-after residential cul-de-sac
- Large rear extension creating an exceptional open-plan kitchen, dining & family area
- Refurbished throughout with contemporary fixtures and finishes
- Four generously proportioned bedrooms
- En-suite and family bathroom
- Spacious reception rooms and flexible living areas
- Extension above the garage providing home office/gym/teenage suite
- Integral garage with ample driveway parking
- Landscaped front garden and sunny rear aspect
- Ideal family home close to excellent schools, amenities & transport links

The property also provides practical and landscaped surrounding gardens. The front includes a wide tarmac driveway providing ample parking space, stone chipped planted gardens and lawn. The side could provide additional secure parking / storage, which is currently used as a safe, children's play area. The rear garden is private and not overlooked. A perfect space for relaxing and entertaining with patio areas, bbq space, planted borders and lawn. External lighting surrounds the property.

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

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

Council Tax: The property is listed as band F (Wyre council)

Viewings: To be arranged through the Agent's office.