



**HOLLY TREE HOUSE,  
BLACKPOOL OLD ROAD,  
LITTLE ECCLESTON,  
PR3 0YQ**

**£499,950**



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**\*\*\*SOUGHT AFTER SEMI RURAL LOCATION WITH LOVELY OPEN VIEWS\*\*\***

This detached family home is located in the delightful and sought after semi-rural village of Little Ecclestone and offers flexible split level accommodation which has been updated and well maintained by the present owner. Spacious rooms throughout with the first-floor lounge enjoys panoramic views. The layout briefly comprises; three/four good bedrooms, three reception areas and modern fitted kitchen. Shower room and family bathroom. The property has double-glazing throughout, and gas central heating installed. Well-maintained gardens to the front and rear and integral double garage. Viewing is highly recommended.



**LOCATION:** Situated in the quaint village of Little Ecclestone, a short distance from Great Ecclestone handy for its range of everyday amenities. The property is within easy driving distance of the M55 and M6 motorway and bus transport service routes provide access to Poulton, Garstang and Lancaster.

**STYLE:** Spacious, detached family home.

**CONDITION:** A well maintained property throughout with modern kitchen and bathroom fittings. Neutral style of decor providing a blank canvas.

**ACCOMMODATION:** Ground Floor; open porch, entrance hallway with stairs leading off and cloakroom with W.C and shower. Front lounge/formal dining room, large open plan living kitchen with modern units and a high standard of integral appliances, which includes two single ovens, microwave, coffee machine and hot water tap. The central island houses an induction hob. Separate bespoke fitted utility room with washing machine and dryer along with laundry area and access to the integral garage. First Floor; split level landing area, large lounge with wood burner, floor to ceiling windows and sliding patio doors leading out on to a balcony. Master bedroom with dressing area and wardrobes, two further bedrooms and family bathroom suite (also accessed from the master bed).

**OUTSIDE:** The front has a spacious sweeping, tarmac driveway providing ample parking space with raised borders and access to the double garage with separate up and over doors. The rear garden includes paved patio area, shaped lawn and planted borders with screen fencing and trees for privacy.

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

**COUNCIL TAX:** The property is listed as Council Tax Band G. (Fylde Council).

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

**VIEWING:** By appointment through the Agent's office.