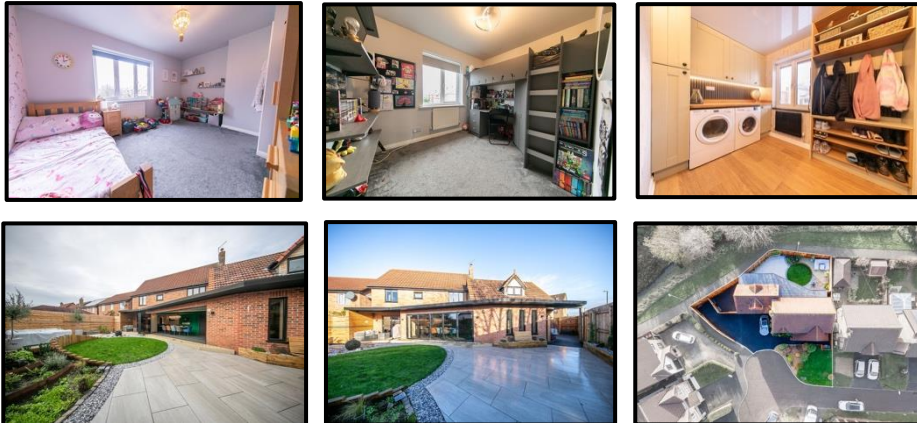


**14 ADLINGTON AVENUE,
POULTON-LE-FYLDE,
FY6 7FN**

£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.

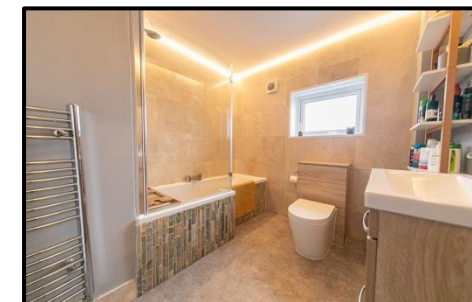
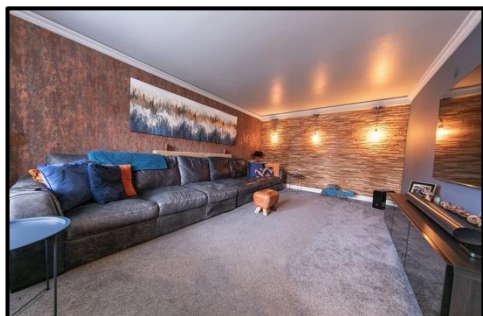


15a Chapel Street, Poulton Le Fylde, FY6 7BQ
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Stunning Extended Modern Detached Family Home

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 main services are connected, gas central heating and double-glazing.

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

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

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