



**NEW HOUSE,
SMITHY LANE, STALMINE,
FY6 0LE**

£395,000



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SUBSTANTIAL FAMILY DWELLING / RENOVATION PROJECT / NO CHAIN...

DETACHED DOUBLE FRONTED PROPERTY SITUATED IN THE HEART OF STALMINE AND SET BACK FROM THE ROAD. WE FEEL THE SUBJECT PROPERTY OFFERS AN EXCITING OPPORTUNITY AND TREMENDOUS FURTHER POTENTIAL FOR A YOUNG FAMILY TO CREATE A FOR EVER HOME! THE CURRENT ACCOMMODATION INCLUDES THREE RECEPTION ROOMS, THREE DOUBLE BEDROOMS AND BATHROOM SUITE. DOUBLE GLAZING AND GAS CENTRAL HEATING, GARAGE, OUTBUILDINGS AND GENEROUS SURROUNDING GARDENS.

NO ONWARD CHAIN AND EARLY VIEWING HIGHLY RECOMMENDED.



STYLE: Double fronted farmhouse style property offering spacious accommodation.

CONDITION: The property has excellent potential with lots of scope to improve.

ACCOMMODATION: Ground Floor; central entrance hallway, two large reception rooms to the front and rear sitting / dining room. Kitchen and rear entrance hall. First Floor; Landing area, three double bedrooms, study/nursery room and bathroom w.c.

OUTSIDE: The property is set back from the road with surrounding gardens and pathway. The front is mainly laid to lawn with mature shrubs. Rear garden is easy maintenance with a laid lawn and pathways surrounding. Garage situated in the back garden with a driveway leading off Sarah Fold towards the rear of the property. Outbuildings have a wash house, coal/wood storage, toilet and garden tools storage, which is connected to water and electricity. The garage is connected to the electricity.

SERVICES: Gas central heating. All windows and doors are double glazed and UPVC from WERU. Front of property windows, downstairs and upstairs, are UPVC sash.

COUNCIL TAX: We are advised the property is listed as Council Tax Band E (Wyre Borough Council).

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

VIEWING: By appointment through the agent's office.