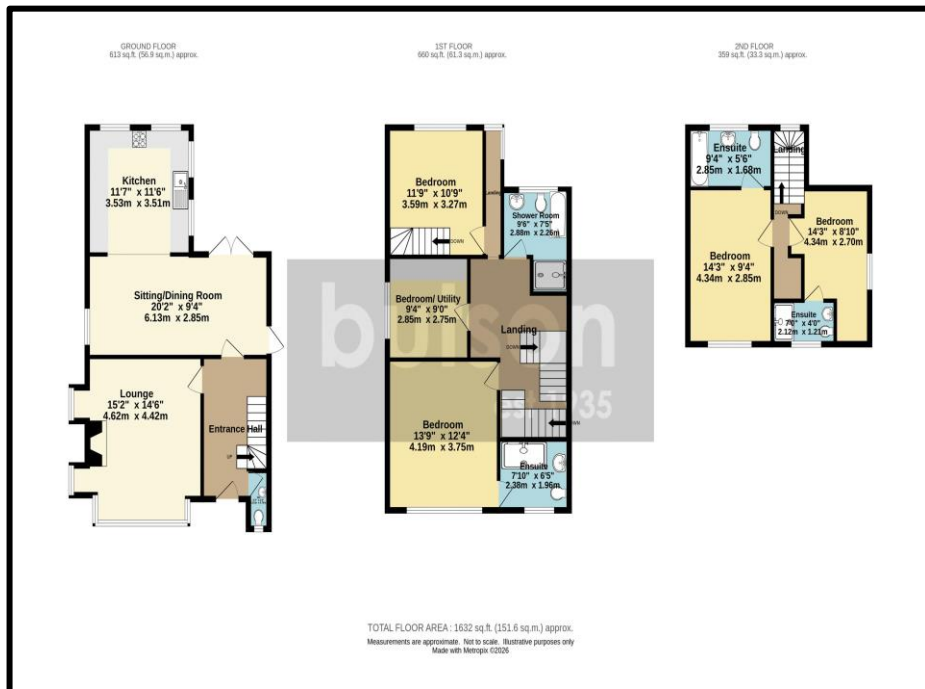




16 HIGHCROSS ROAD,
POULTON-LE-FYLDE,
FY6 8BA

£595,000



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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IMPOSING DETACHED HOUSE IN A SOUGHT-AFTER POSITION AND WITH LARGE GARDEN.....

THIS STYLISH AND VERSATILE FAMILY HOME BOASTS GENEROUS FULLY RENOVATED AND CAREFULLY DESIGNED LIVING ACCOMMODATION THROUGHOUT. IDEALLY SITUATED FOR LOCAL SCHOOLS AND TOWNS, THIS POPULAR RESIDENTIAL AREA IS GREAT FOR FAMILY LIFESTYLE.

COMPRISING, FABULOUS OPEN PLAN KITCHEN AND DINING/FAMILY AREA AND FRONT RECEPTION ROOM. FOUR DOUBLE BEDROOMS OVER TWO FLOORS, THREE WITH ENSUITE. UNIQUE FIRST FLOOR LAUNDRY ROOM AND FAMILY BATHROOM. PRIVATE LANDSCAPED REAR GARDENS.

GARAGE WORKSHOP / OFFICE SPACE.

SECURE OFF-ROAD PARKING TO THE FRONT TRUELY A HOME WHICH MUST BE VIEWED.



LOCATION: Situated in a desirable location ideal for its proximity to good local primary and secondary Schools (Sat Nav FY6 8BA). An easy stroll for most to Poulton centre, handy for all it's amenities including shops, cafes and bars. **STYLE:** Slightly elevated 'lifestyle' detached property. A perfect family home.

CONDITION: Recently completely refurbished throughout providing ready to walk into accommodation with high specification. New plumbing and heating system with Combi boiler and immersion heater. Wet underfloor heating system to the ground floor and electric to bathroom suites. Externally a fully re tiled roof to the house and garage. New gutters and down pipes. Newly laid driveway with electric operated sliding gate.

ACCOMMODATION: The property comprises a welcoming vestibule leading into the entrance hall, access to a convenient downstairs WC with wash basin and a staircase leading to the first floor. The spacious front lounge features a bay window and attractive open fireplace, creating a comfortable reception space. To the rear is a good-sized open-plan dining kitchen providing an excellent space for family living and entertainment, with double doors opening to the rear garden. The dining room provides excellent space with room for a seating area too. The German specification kitchen, installed by ULMO benefits from a generous range of wall and base cabinets, Siemens appliances and ample quartz worktop space and a pleasant outlook over the garden. The first floor provides a fully tiled bathroom, fitted with a separate bath and large walk-in shower. The principal bedroom is a generous size with two windows allowing plenty of natural light, with a useful en-suite shower room. The second double bedroom is also well proportioned and benefits from access to an additional loft/playroom space. A third bedroom, currently utilised as a laundry/utility room, offers excellent storage with plenty of fitted wardrobe space. The second floor provides two further double bedrooms, both benefiting from their own en-suites. One en-suite includes a bath, while the other features a walk-in shower, providing excellent flexibility for family/ teenager's space.

OUTSIDE: The front of the property provides off road parking with a driveway. To the rear is a large garden that has a courtyard space with detached garage/workshop leading to a mostly laid to lawn garden with lots of mature shrubs and trees surrounding, perfect for outdoor entertainment.

SERVICES: All main services are connected, gas central heating and timber frame double-glazing.

COUNCIL TAX: 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.