

LARGE PERIOD CHARACTER HOME, PERFECT FOR FAMILY LIVING.

This charming, substantial circa-1850s family home is beautifully arranged over three floors offering a blend of character with plenty of period features. The property briefly comprises four bedrooms (potentially six), four reception rooms and three bathrooms, making it ideal for growing families and those seeking a versatile living space. The large breakfast kitchen leads into a utility area and modern shower room. Externally, the home benefits from full cladding to enhance energy efficiency and heat retention, alongside two first floor triple glazed front windows and double glazing throughout the remainder of the property. This generous plot, extensive driveway with parking for several cars, detached garage and mature south facing garden is an opportunity not to be missed.



LOCATION: The property can be found towards the bottom of Breck Road, a short stroll to Poulton centre with its handy amenities including cafes, wine bars and restaurants, an ideal location also for the train station and transport service routes.

ACCOMODATION: The ground floor provides a generous layout with three reception rooms, perfect for both entertaining and family living and additionally features a bright conservatory with views overlooking the garden. The dining kitchen provides ample space for cooking and family gatherings. Additional practical spaces include a utility area, which leads from the kitchen and a modern downstairs shower room which has underfloor heating. To the first floor you will find a split-level landing and four comfortable bedrooms, including a principal bedroom with en-suite which benefits from underfloor heating. A family bathroom serves the remaining bedrooms. The second floor provides further versatility, with a study and a playroom, ideal for home working and the potential to convert to extra bedroom space.

OUTSIDE: The property enjoys a generous and very well maintained south facing rear garden split into a variety of sections, filled with mature shrubs and feature pond, creating a peaceful outdoor retreat with excellent potential for keen gardeners. Additionally, you will find a summer house with electricity and a brick-built outhouse. To the front of the property is a low maintenance garden with a spacious gated driveway leading up to the garage.

SERVICES: All main services are connected and gas central heating installed.

COUNCIL TAX BAND: The property is listed as council tax band E (Wyre Borough Council)

TENURE: We are advised that the tenure of this property is Freehold.

EPC RATING: E