



**30 BRECK ROAD,
POULTON-LE-FYLDE,
FY6 7AQ**

OFFERS IN THE REGION OF £625,000



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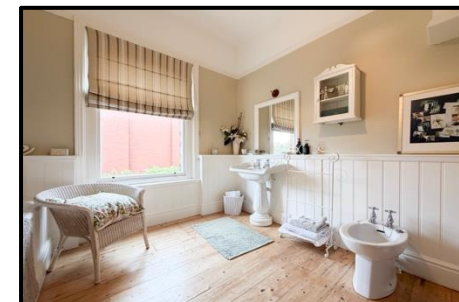
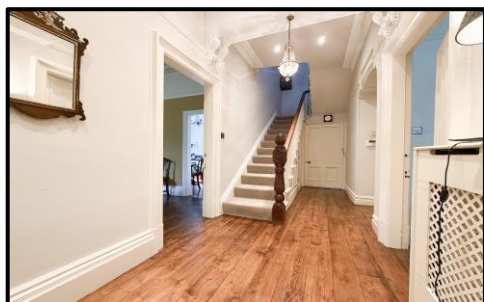


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19TH CENTURY DETACHED HOME / TOWN CENTRE LOCATION THIS CHARMING DOUBLE FRONTED HOME SET OVER THREE FLOORS SITS IN A MOST CONVENIENT POSITION WITHIN A STONES THROW OF POULTON'S CENTRE AND CLOSE TO ALL AMENITIES INCLUDING PRIMARY AND SECONDARY SCHOOLS AND THE TRAIN STATION.

A FANTASTIC OPPORTUNITY FOR SOMEBODY LOOKING FOR A CHARACTER RESIDENCE WITH MANY ORIGINAL FEATURES, WHICH YOU CAN PUT YOUR OWN STAMP ON. THE ACCOMMODATION BRIEFLY INCLUDES THREE RECEPTION ROOMS – BREAKFAST KITCHEN – THREE DOUBLE BEDROOMS – 2ND FLOOR WITH TWO ROOMS – GARAGE TO THE REAR - WALLED GARDEN.

VIEWING IS A MUST TO APPRECIATE THE CHARACTER, SIZE AND POTENTIAL ON OFFER.



Location: Situated at the corner with Victoria Road (SAT NAV FY6 7AQ), the property is adjacent to the train station, ideal for commuting and only a few minutes' walk to Poulton centre and it's shopping facilities including cafes and bars.

Style: Double fronted, 19th century residence.

Condition: A well-presented home which has been well maintained over the years. Plenty of original character and charm has been retained.

Accommodation: The property is entered via an entrance porch, which opens into a welcoming central hallway with the staircase leading to the upper floors and doors leading to the principal reception rooms. To the front are two generously proportioned reception rooms, both benefiting from attractive bay windows, and feature fireplaces. To the rear is a further reception room/study, offering a flexible additional room that could be used as a home office, snug or third reception room. The kitchen/diner is positioned to the rear of the property and provides a practical arrangement of fitted base units and extensive worktop space, together with room for dining. Double doors connect the kitchen directly with one of the reception rooms, creating a useful flow between the living and entertaining areas, while a further door provides access to the garden. A separate WC and wash basin complete the ground floor. The first floor provides three well-proportioned double bedrooms. The principal bedroom is well appointed, benefiting from two windows which provide plenty of natural light, together with a built-in walk-in wardrobe and a shower ensuite. The remaining two bedrooms are both generous doubles, offering excellent flexibility and space. The main family bathroom is fitted with a bath, WC, wash basin and bidet, while a useful open utility area is located adjacent to the bathroom, providing additional practical storage. A further staircase leads to the second floor, where there are two good-sized rooms currently offering excellent potential for renovation. These versatile spaces could lend themselves to a variety of uses, subject to any or further living accommodation.

Outside: The fronton the property is mostly paved with mature shrubs around the border. A beautifully established and private south/north-east facing garden, thoughtfully landscaped to create a secluded outdoor space. Parking is provided in a detached garage, accessed conveniently from the adjoining side street.

Council tax band: The property is listed as council tax band E (Wyre borough council).

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

Viewing: Strictly by telephone appointment through the agent's office and come highly advised.