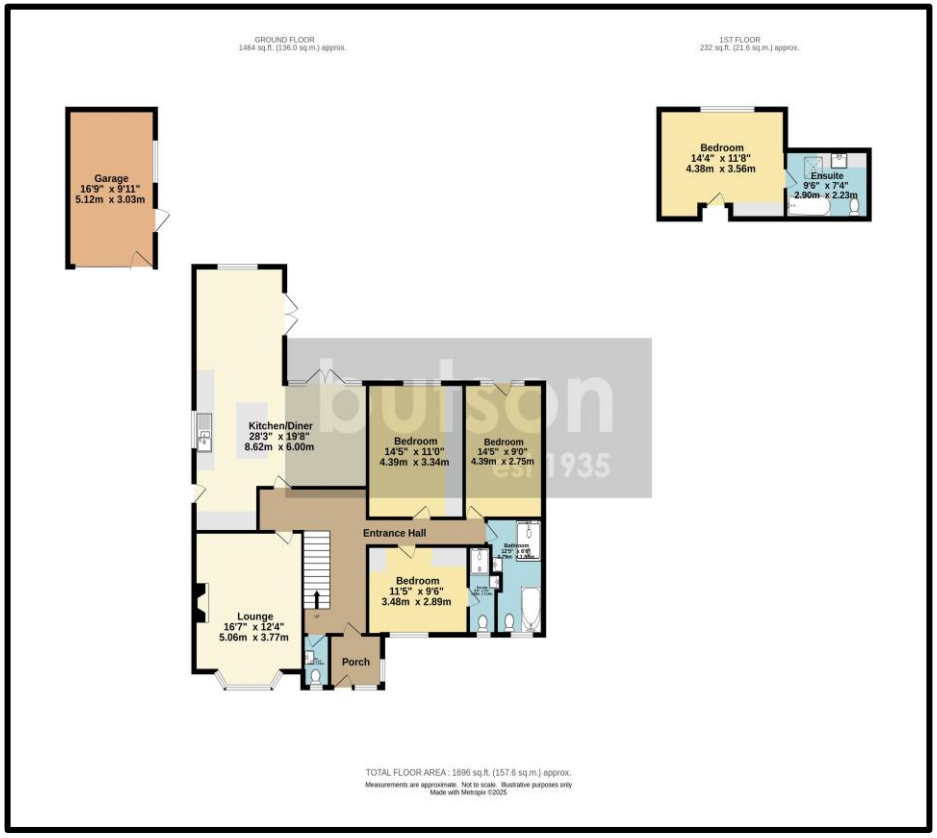









143 BRECK ROAD, POULTON-LE-FYLDE, FY6 7HJ

£425,000

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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Detached and extended bungalow style residence located close to Poulton centre.

This extremely well presented and maintained detached property sits within easy reach of Poulton town centre and all it's amenities. This highly desirable home has been extended and provides a loft conversion with bedroom and en-suite ideal for visiting guests or younger families. The accommodation briefly comprises, reception room, spacious and extended kitchen diner with sitting room. Four good bedrooms, two with en-suite facilities and family bathroom. Gas central heating and double glazing.

Well-presented gardens, drive parking and garage.

Viewing comes highly recommended.













LOCATION: The subject property can be found approximately three quarters of the way down Breck Road, on the left-hand side just before Skippool Avenue (SAT NAV FY6 7HJ). The property is within walking distance to Poulton for most offering an extensive range of shopping facilities. Nearby are good local schools, Poulton train station centre and local transport service routes.

STYLE: Detached bungalow with converted loft providing an additional bedroom and en-suite.

CONDITION: Appointed and maintained to a very high standard, ready to walk into.

ACCOMMODATION: Ground floor; Entrance porch and hallway with cloak room W.C and stairs leading off. Front reception room with bay window and feature fireplace. Rear extended living dining kitchen with two sets of French doors out to the garden. The kitchen has been recently refitted providing modern units and appliances including double oven, central island with electric hob and wine chiller installed. Off the inner hallway you will find three good size bedrooms, one has the benefit of an ensuite. Bathroom W.C. First Floor; good size bedroom with ensuite bathroom.

EXTERNAL: The property sits back from the main road with well maintained and landscaped gardens. The front affords ample off-road parking with Indian paved driveway, side lawn and borders set behind a low-level brick wall. Side access leads to the single garage. The rear provides a secure and well-maintained garden space with stone paved patio, shaped lawn and planted borders.

SERVICES: All mains' services are connected, gas central heating installed