



**5 TOWBRECK GARDENS,
POULTON-LE-FYLDE,
FY6 8FF**

£680,000



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Stunning Extended Modern Detached Family Home.

This beautifully presented, modern style detached residence is located in the highly desirable Towbreck Gardens, a quiet cul de sac off Linderbreck Lane. The property has been substantially extended to the rear and above the garage, providing impressive open-plan living spaces and a superb layout ideal for family life, entertaining, and modern living. Well-presented and ready to walk in to, the home offers a perfect blend of contemporary design and practical functionality. This plot provides privacy and multiple garden spaces for different occasions. Viewings highly recommended. EPC rated C.



LOCATION: Occupying a convenient and sought after location (Sat Nav FY6 8FF), at the bottom of Hardhorn Road, close to the junction with Longhouse Lane. Within a short walk of local schools, shopping facilities and transport service routes to Poulton and Blackpool centres.

STYLE: A modern detached family home with attractive façade and contemporary layout.

CONDITION: Beautifully presented and ready to walk in to.

ACCOMMODATION: Entrance vestibule opening into a spacious reception hall, providing access to all principal ground floor accommodation. A versatile study, converted from the original garage, offers the ideal space for home working, while a convenient downstairs W.C. is positioned just off the porch area. At the heart of the home is an impressive open-plan living space featuring a stunning contemporary kitchen with a central island, breakfast bar, and integrated appliances. A separate utility room provides additional practicality, with access to the rear garden and remaining garage storage. Flowing seamlessly from the kitchen is a comfortable lounge with an attractive feature fireplace, alongside a stylish sitting room accessed via sliding doors. A substantial rear extension creates an exceptional dining and family area, perfect for modern living and entertaining. **First Floor:** Beautifully presented throughout, the first floor showcases contemporary fixtures and finishes. The property was originally designed as a dressing room. Both the principal bedroom and secondary bedroom benefit from en-suite facilities, while a modern family bathroom serves the remaining bedrooms. A spacious landing provides easy access to all rooms, enhancing the sense of space and flow throughout the home.

OUTSIDE: Spacious driveway provides off road parking, leading to a garage attached to the property. Private front garden includes an outside bar, great for entertainment purposes. Easy maintenance rear garden is mainly laid to lawn and with landscaped shrubs.

SERVICES: All mains services are connected, gas central heating, double-glazing and solar panels.

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