

GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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ARMOUR, 64 QUAILL HOLME ROAD,  
KNOTT END-ON-SEA,  
FY6 0BT

£240,000



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



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\*\*\* DETACHED TRUE BUNGALOW IN A POPULAR LOCATION CLOSE TO THE SEA FRONT \*\*\*

No Chain detached true bungalow close to Knott End village, within walking distance to the promenade enjoying sea views across the bay. The property has been well maintained and presents a blank canvass for somebody to place their own stamp. The property briefly comprises; lounge – fitted kitchen – two double bedrooms - kitchen – bathroom – conservatory – upvc double glazing – front and rear gardens – driveway - garage.

Early viewing is highly recommended.



**LOCATION:** Occupying a most convenient residential location in Knott End and close to the sea front (SAT NAV FY6 0BT). Local amenities include convenience stores, cafes, library and medical centre. Nearby transport routes provide access to Lancaster, Poulton and surrounding towns.

**STYLE:** Detached true bungalow.

**CONDITION:** The property has been well maintained and provides a blank canvass for somebody to move in to.

**ACCOMMODATION:** Side 'L' shaped entrance hallway, good sized lounge with box bay window, breakfast kitchen with ample base units, and door to spacious conservatory leading into the garden. Two double bedrooms both with fitted cupboards and a modern fully tiled bathroom with walk in shower.

**OUTSIDE:** Easy maintained gardens to front and rear. Pebbled frontage with tarmac drive leading to semi-detached garage. The rear garden is mainly paved with patio areas.

**COUNCIL TAX:** The property is listed as Council Tax Band C. (Wyre Borough Council).

**EPC:** To follow

**TENURE:** We are advised the tenure of the property is freehold.