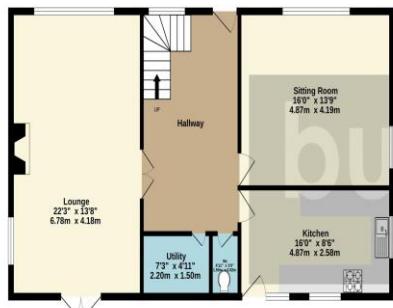
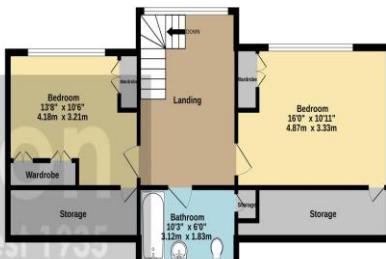


GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62026



28 OLDFIELD CARR LANE,
POULTON-LE-FYLDE,
FY6 8EW

£360,000



CMP
Client Money Protect



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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DECEPTIVELY SPACIOUS PROPERTY / FANTASTIC POTENTIAL.

THIS DETACHED DORMER BUNGALOW OFFERS SURPRISINGLY GENEROUS ACCOMMODATION WHICH HAS BEEN WELL MAINTAINED AND OFFERS GREAT POTENTIAL FOR A YOUNG FAMILY. IN A SOUGHT-AFTER RESIDENTIAL LOCATION CLOSE TO POULTON CENTRE AND HANDY FOR ALL AMENITIES. SITTING IN A GENEROUS CORNER PLOT THE PROPERTY SHOULD APPEAL TO A VARIETY OF BUYERS. THE LAYOUT BRIEFLY COMPRISES; SPACIOUS HALLWAY, TWO RECEPTION ROOMS (ONE PREVIOUSLY USED AS A DOUBLE BEDROOM). FITTED KITCHEN, TWO GOOD BEDROOMS TO THE FIRST FLOOR AND BATHROOM. GAS CENTRAL HEATING AND DOUBLE-GLAZED. LARGE DRIVEWAY FOR MULTIPLE VEHICLES, DETACHED DOUBLE GARAGE AND WELL-KEPT SURROUNDING GARDENS. NO CHAIN AND EARLY VIEWING IS HIGHLY RECOMMENDED.



LOCATION: Situated in a very desirable area cornering Oldfield Carr Lane and just off Hardhorn Road within a convenient distance of Poulton centre and all its amenities. Ideal for young families with both primary and secondary schools within easy reach.

STYLE: Detached dormer bungalow.

CONDITION: Well-maintained property providing an excellent opportunity and perhaps further development.

ACCOMMODATION: Comprises a spacious entrance hallway providing access to a generously sized living room featuring a fireplace and doors opening onto the garden. A second reception room, which could alternatively be used as a third bedroom. The ground floor also benefits from a downstairs WC and a practical utility room plumbed for a washing machine. The modern kitchen is fitted with a good range of wall and base units and has a door leading to the garden. A decorative staircase leads to the first floor, where there are two double bedrooms with fitted furniture, along with a fully tiled bathroom suite comprising a bath with shower over, wash basin, WC, and an airing cupboard.

OUTSIDE: The property benefits from a double garage, extensive off-road parking for multiple vehicles and beautifully maintained wraparound gardens, laid mainly to lawn with a patio seating area ideal for outdoor entertaining.

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

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

COUNCIL TAX: The property is listed as council tax band F (Wyre borough council)

VIEWINGS: By telephone appointment through the agents office.