



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

£360,000



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## DECEPTIVELY SPACIOUS PROPERTY / FANTASTIC POTENTIAL.

THIS DETACHED DORMER BUNGALOW OFFERS SUPRISINGLY 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 it's 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.