



157 MAINS LANE,  
LITTLE SINGLETON,  
FY6 7LB

OFFERS OVER £495,000



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**\*\*\*SPACIOUS DETACHED HOUSE SET BACK FROM THE MAIN ROAD / EXCELLENT FAMILY PROPERTY\*\*\***

RENOVATED FOUR BEDROOM DETACHED FAMILY HOUSE WITH RECENTLY ADDED, LARGE EXTENSION TO THE REAR PROVIDING OPEN PLAN LIVING. THE PROPERTY COMES READY TO WALK IN TO AND WITH NO ONWARDS CHAIN.

SITUATED IN A SOUGHT-AFTER MAIN ROAD POSITION CLOSE TO POULTON CENTRE AND ALL LOCAL AMENITIES. THE ACCOMMODATION BRIEFLY COMPRISES; GOOD SIZE RECEPTION ROOM AND FANTASTIC OPEN PLAN LIVING / DINING / KITCHEN. FOUR GOOD BEDROOMS, ENSUITE AND FAMILY BATHROOM. PLENTY OF OFF-ROAD PARKING AND PRIVATE REAR GARDEN.

THE PROPERTY IS A MUST SEE.



**LOCATION:** Occupying a sought-after main road location for Poulton's shopping amenities, local and private Schools and commuters needing access to the motorway via the new bypass (SAT NAV FY6 7LF).

**CONDITION:** The property has been updated and maintained to a modern standard providing a home ready to walk in to.

**ACCOMMODATION:** GROUND FLOOR; entrance hallway with cloak room w.c and staircase leading off. Good size formal lounge to the front with bay window. Recently extended and modernised living dining kitchen to the rear of the property providing around 700 SqFt of space. The breakfast kitchen area includes a long central island with seating, extensive cupboard space and fitted appliances with sliding patio doors out to the garden. FIRST FLOOR; Master bedroom with en suite, three further bedrooms and family bathroom suite.

**OUTSIDE:** The outside benefits from a spacious driveway leading to the property which is set back. The garden is mainly laid to lawn with mature shrubs on the surroundings. A hot tub sits in the garden perfect for relaxation.

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

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

**VIEWING:** By appointment through the Agents office.