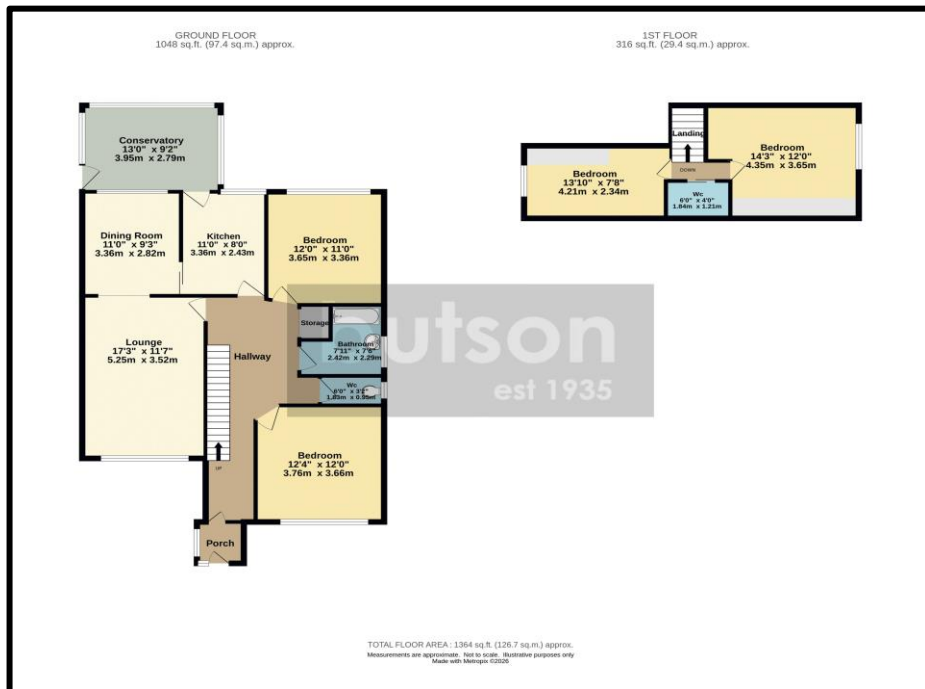




**20 CARR HEAD LANE,
POULTON-LE-FYLDE,
LANCASHIRE, FY6 8JB**

GUIDE PRICE £225,000



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



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DETACHED PROPERTY / FULL RENOVATION PROJECT SOLD AS SEEN.....

This detached four-bedroom home is situated in a most convenient and popular residential location within a short walk to Poulton centre. Whilst the property requires full renovation throughout, we feel it offers great potential and may also offer further scope to the roof area subject to planning enquiries. The versatile accommodation briefly comprises, four bedrooms, two reception rooms, kitchen and conservatory extension. Front garden with long driveway leading to a single garage and Westerly facing back. Early viewing a must to not miss this opportunity.



LOCATION: Situated between Hardhorn Road and Garstang Road East (SAT NAV FY6 8JB). The property is in an ideal spot for good primary and secondary Schools. Poulton centre is within easy reach, a stroll for most, handy for a range of amenities, cafes, pubs and restaurants.

CONDITION: The property does require full renovation, presenting a great opportunity.

ACCOMMODATION: Ground Floor; front porch, spacious entrance hallway with staircase leading off and useful storage cupboard. Good size lounge with arch through to the dining room. Kitchen to the rear access from the hallway and dining room. Conservatory extension. Two double bedrooms, bathroom and separate w.c. First floor; two good bedrooms and w.c.

OUTSIDE: Good size garden to the front with lawn and planted borders set behind a low-level brick wall. Concrete driveway providing ample off-road parking and access to the single garage. Medium size, westerly facing back garden providing a sunny aspect with shaped lawn with deep borders.

SERVICES: All main services are connected. Heating and electric untested.

COUNCIL TAX: The property is listed as Council Tax Band E (Wyre Council).

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

VIEWING: By appointment through the Agents' office.