

GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrix 12/2016



**CHESTNUT VIEW,
BULL PARK LANE,
HAMBLETON,
FY6 9DD**

£330,000



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



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DETACHED TRUE BUNGALOW / SEMI RURAL LOCATION...

SLIGHTLY ELEVATED DETACHED BUNGALOW WITH FAR REACHING **OPEN COUNTRYSIDE VIEWS TO THE FRONT**. OFFERING GENEROUS LIVING ACCOMMODATION AND PERHAPS EVEN FURTHER POTENTIAL TO THE LOFT SPACE SUBJECT TO THE RELEVANT PERMISSIONS. WE FEEL THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR SOMEBODY WANTING TO RENOVATE OR DOWNSIZE ONTO ONE LEVEL! SITUATED IN THE SEMI RURAL VILLAGE OF HAMBLETON AND JUST A SHORT DRIVE FROM POULTON CENTRE AND CLOSE TO LOCAL CONVENIENCE SHOPS. IN BRIEF THE PROPERTY OFFERS, GOOD SIZE LOUNGE, LARGE DINING KITCHEN WITH SEPARATE UTILITY ROOM AND W.C. THREE BEDROOMS, BATHROOM WITH SEPARATE SHOWER, W.C. DRIVEWAY, PLEASANT SURROUNDING GARDENS AND INTEGRAL GARAGE. OIL CENTRAL HEATING AND DOUBLE GLAZING.

THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (AGRICULTURAL TIE), MEANING IT CAN ONLY BE OCCUPIED BY A PERSON WHO IS SOLELY OR MAINLY EMPLOYED, OR WAS LAST EMPLOYED, IN AGRICULTURE OR FORESTRY (OR BY CERTAIN QUALIFYING DEPENDANTS OR A SURVIVING SPOUSE/PARTNER), IN ACCORDANCE WITH THE RELEVANT PLANNING CONDITION.

EARLY VIEWING IS HIGHLY ADVISED.



LOCATION: Bull Park Lane is accessed off Shard Lane roundabout found just after the garage on the right-hand side (SAT NAV FY6 9DD). Situated in the sought after semi-rural location of Hambleton and well placed for local amenities.

STYLE: A slightly elevated, detached true bungalow with plenty of potential and open countryside views.

CONDITION: A well-maintained property, viewing is strongly recommended.

ACCOMMODATION: Entrance porch and vestibule leading on to the hallway. Good size lounge with fireplace. Large living dining kitchen (25'8 x 13') and separate utility room with w.c, access to the garage and out to the driveway. Three good bedrooms and bathroom suite.

OUTSIDE: The property enjoys a slightly elevated position, set back from the main road with far reaching open countryside views. A generous tarmac driveway provides ample parking space and leads to the garage. The front includes established borders and lawn and at the side a small woodland copse. At the back of the property there is a laid concrete patio which leads around to the side with a large timber constructed open store.

SERVICES: Oil central heating and double-glazing. Septic tank drainage.

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

EPC: D

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

VIEWING: By appointment through the agent's office.