



**INGLEDENE,
ROSEACRE ROAD,
ROSEACRE,
PR4 3UE**

£290,000



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15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

RURAL COTTAGE STYLE PROPERTY WITH OPEN COUNTRYSIDE VIEWS

Nestled within the picturesque rural setting of Roseacre Village, this charming three-bedroom semi-detached property offers an exceptional opportunity for countryside living while remaining accessible to nearby Preston and local surrounding village amenities. Boasting open countryside views to the rear, this home is ideal for families, downsizers, or those seeking a peaceful rural lifestyle. The property briefly comprises – three well-proportioned bedrooms– two reception rooms, fitted kitchen, large conservatory and modern family bathroom.

Viewings highly recommended



Accommodation: Welcoming entrance porch with stairs leading off and access to the main reception areas. Spacious lounge with log burner ideal for relaxing evenings and sliding doors into the large 'P' shaped conservatory with fabulous views over open countryside. Second reception ideal for use as a dining room leading into a cottage style fitted kitchen.

First Floor: Three Bedrooms, two generous doubles and a comfortable single, all with views of the surrounding rural landscape. Well-appointed, modern family bathroom, fully tiled with low flush W.C. over bath rainfall shower and chrome heated towel rail.

Outside: Long, lawned front garden with plenty of off-road parking, side borders and screen hedging. Detached brick built garage. Spacious and private rear garden mainly laid to lawn and backing onto open grazing land, perfect for families, gardeners, or entertaining. A blank canvas.

Services: Mains water and electric, oil fired central heating and septic tank drainage.

Council Tax: The property is listed as band D with Fylde Council as 2 Roseacre Village.

EPC rating: To follow.

Tenure: We are advised the tenure is Freehold.

Viewings: Highly recommended and by appointment.