



**12 BROCKLEWOOD AVENUE,
 POULTON-LE-FYLDE,
 FY6 8BZ**

£575,000



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*****Extremely spacious, individual family home in a sought-after residential location with no onward chain*****

This stylish and versatile family home boasts over 2,500sq ft of carefully designed living accommodation. Ideally situated for local schools and towns, this popular residential area is great for family lifestyles.

Comprising, fabulous open plan family room, impressive fully fitted breakfast kitchen & utility. Formal lounge and further sitting room. Main bedroom suite with Juliet balcony, dressing room and bathroom, four further double bedrooms with fitted units. Modern family bathroom.

Private, landscaped south facing rear gardens. Garage & substantial driveway parking.

A property that absolutely must be viewed.



ACCOMMODATION: Comprising, Ground floor; Glazed side entrance porch leading into the generous open plan family room with French doors out to the patio, second reception room currently used as a gym also with doors to the patio. Fantastic, fitted kitchen with a fabulous range of high & low level black gloss units, granite worktops, integrated appliances, electric aga and central island, separate utility room. Internal hallway with stairs leading off, storage cupboards and wood panelled W.C. Formal lounge to the front of the property with box bay window. The First Floor contains five double bedrooms, the main with Juliet balcony, fitted units, dressing room and fully tiled ensuite bathroom with walk in shower and freestanding bath. The second bedroom faces the front of the property also with a Juliet balcony and fitted wardrobes. Three further double bedrooms with fitted units. Modern, fully tiled family bathroom with feature windows, bath with shower over, low flush W.C and wall mounted sink.

OUTSIDE: Low maintenance flagged frontage with planted borders, long tarmac driveway leading to the single garage with electric up & over door, power, light & water installed. Private, south facing rear garden has a large, paved patio from the rear of the house leading to a lawn with established trees and borders.

SERVICES: All mains services are connected. Feature double glazed windows throughout, Gas central heating.

TENURE: We are advised by the vendor that the tenure of this property is Freehold.

COUNCIL TAX: The property is listed as band E (Wyre Borough Council)

EPC rating to follow

VIEWINGS: By telephone appointment through the Agent's office.