



20 MILL HEY AVENUE,  
POULTON-LE-FYLDE,  
FY6 8DR

£455,000



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

**IMPECCABLE, DETACHED TRUE BUNGALOW IN A QUIET, POPULAR RESIDENTIAL POSITION**

THIS EXTENDED DETACHED TRUE BUNGALOW HAS BEEN TASTEFULLY RENOVATED THROUGHOUT AND IS SITUATED IN A VERY SOUGHT AFTER POSITION JUST OFF HARDHORN ROAD AND GREEN DRIVE.

THE ACCOMMODATION BRIEFLY COMPRISES, LOUNGE, FABULOUS OPEN PLAN KITCHEN/DINING/SITTING ROOM, THREE BEDROOMS, MODERN FULLY TILED EN-SUITE BATHROOM, DRESSING AREA, SEPARATE SHOWER ROOM, LANDSCAPED FRONT & REAR GARDENS, LONG DRIVEWAY AND DETACHED GARAGE. EARLY VIEWING A MUST.



**LOCATION:** Occupying a sought-after residential position just off Hardhorn Road and Green Drive. Poulton centre is within an easy walk for most and handy for all its amenities, local transport service routes are easily accessible and good local schools nearby.

**STYLE:** An extended, detached true bungalow.

**CONDITION:** Extremely well-presented property finished to a high specification.

**ACCOMMODATION:** Welcoming entrance hall, spacious lounge featuring a charming leaded glass bay window and a gas fire set within an attractive stone fireplace. The principal bedroom is positioned to the rear of the property and has been recently extended to include a stylish en-suite shower room and dressing area. There is an additional double bedroom to the front of the property along with a guest bedroom. A contemporary shower room with modern vanity sink unit. The superb extended open plan, kitchen is fitted with an excellent range of modern high- and low-level units complemented by a centre island. This impressive space flows seamlessly into a stunning sitting area with lovely views over the rear garden.

**OUTSIDE:** The front garden is landscaped with planted borders. The tarmac driveway provides ample parking and leads to a pitched roof, brick garage with personnel door to rear garden. The WEST facing rear is private with screen hedging a circular lawn, stocked borders and paved patios.

**SERVICES:** All main services are connected, and gas central heating installed.

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

**EPC:** RATING – D

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