



**1 TARNBROOK AVENUE,
THORNTON-CLEVELEYS,
FY5 4FY**

£369,950



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

NEWLY BUILT DETACHED HOME READY TO WALK INTO – A MUST VIEW.

SITUATED WITHIN A MOST CONVENIENT AND ACCESSIBLE LOCATION JUST OFF FLEETWOOD ROAD NORTH, NEAR TO AMOUNDERNESS WAY. PROVIDING EASY LINKS TO THE MOTORWAY, PRINCIPAL TOWNS, LOCAL AMENITIES AND GOOD SCHOOLS. THIS IMMACULATE FAMILY HOME BUILT JUST OVER THREE YEARS AGO HAS BEEN ENHANCED AND BEAUTIFULLY FINISHED BY THE CURRENT OWNER TO OFFER STYLISH CONTEMPORARY ACCOMMODATION WITH A TRUE SHOW HOME FEEL AND READY FOR IMMEDIATE OCCUPATION. PROVIDING A MODERN LAYOUT WITH A GOOD SIZE LOUNGE, OPEN PLAN LIVING TO THE REAR AND FOUR GOOD SIZED BEDROOMS. GENEROUS CORNER PLOT WITH LANDSCAPED GARDENS, DRIVEWAY AND GARAGE. SOLAR PANELS, EV CHARGING POINT AND EPC RATING B.

EARLY VIEWING IS HIGHLY RECOMMENDED.



LOCATION: Occupying a most convenient residential position off Fleetwood Road North (Sat Nav FY5 4FY). The property is within easy reach of Poulton and Cleveleys centers, nearby amenities and open green space. Popular for access to good Primary and Secondary Schools and close to public transport motorway links.

ACCOMMODATION: Inside you'll find a good-sized lounge to the front of the property. The open plan kitchen/family dining room leads to the garden via French doors, creating a light, bright and airy space. This design of property comes with plenty of practical surface and storage space and an invaluable utility room. Off the entrance hallway there is a useful storage cupboard and a cloakroom. The first floor offers a study/office, four good size bedrooms and a family bathroom. The master bedroom also comes with an en-suite bathroom, Juliette French doors and built in wardrobes. Two of the other bedrooms also have fully fitted wardrobes.

OUTSIDE: The property enjoys a generous corner plot with landscaped gardens. The front provides a spacious paved driveway providing ample parking and access to a good size garage, lawn area and planted hedging. Good size rear garden space with screen fencing and boundary wall, lawn area, paved patio seating area and planted borders.

SERVICES: All main services are connected, gas central heating and double-glazing. Solar panels and Hive heating controls. Ev charging point fitted.

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

COUNCIL TAX: The property is listed from an online search as council tax band E (Wyre borough council)

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

EPC: B