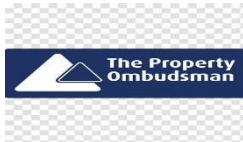


**114 ARUNDEL DRIVE,
 CARLETON,
 FY6 7TR**

£274,950



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



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

*****GREAT FAMILY HOME IN A CONVENIENT LOCATION*****

THIS EXTENDED SEMI-DETACHED HOUSE IS LOCATED ON THE POPULAR RESIDENTIAL DEVELOPMENT ON ARUNDEL DRIVE IN CARLETON. AN IDEAL HOME FOR A YOUNG FAMILY WITH ACCOMMODATION BRIEFLY COMPRISING: SPACIOUS OPEN PLAN THROUGH LOUNGE, FULLY FITTED KITCHEN, CONSERVATORY USED FOR DINING AND CONSERVATORY TO THE REAR. GROUND FLOOR BEDROOM/STUDY WITH ENSUITE FACILITIES. THREE BEDROOMS AND MODERN BATHROOM TO THE FIRST FLOOR. GAS CENTRAL HEATING AND UPVC DOUBLE-GLAZING. FRONT DRIVE AND REAR EASY MAINTENANCE REAR GARDEN.

EARLY VIEWING COMES HIGHLY RECOMMENDED.



LOCATION: Situated on Arundel Drive, only a short drive from Poulton centre and adjoining transport service routes into Blackpool, Cleveleys and Fleetwood. Close to good local schools.

STYLE: Extended semi-detached house.

CONDITION: A well-maintained property ready to walk into.

ACCOMMODATION: Porch leading into the spacious lounge with modern wall fire and sliding door leading to the rear sun lounge. Fitted kitchen with a good range of high- and low-level units, integrated electric oven, induction hob, microwave and fridge freezer. There is also a handy storage area currently used as a pantry/storage. A recently added conservatory to the side of the property provides a very useful space currently used for dining, with plumbing for a washing machine and drier that is concealed in a bespoke cabinet. A study / 4th bedroom has been adapted from the original garage (conforms to building regs) and features a handy shower room. First floor, landing leading to three good size bedrooms two including fully fitted wardrobes, and a modern three-piece white bathroom suite with 'walk in' bath and shower over.

OUTSIDE: The front lawned garden has been adapted to offer additional off-road parking. To the rear there is a well-maintained and recently landscaped rear garden with a small, shaped lawn and planted borders. At the bottom of the garden there is a private paved patio sitting area.

SERVICES: All main services are connected, gas central heating and UPVC double glazing installed.

TENURE: We are advised the tenure of this property is FREEHOLD

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

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