



**11 LOCKWOOD AVENUE,  
 POULTON-LE-FYLDE,  
 FY6 7AB**

**OFFERS OVER £650,000**



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 their 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

## Stunning period property located in a prime town centre location.

This extremely impressive and substantial Victorian semi-detached home is ideally situated in the heart of Poulton town centre and within walking distance of the train station. This elegant period property offers immaculate and generous amounts of versatile living space set over three floors ready to simply walk in to. Retaining period features you would expect from a property of this era alongside modern comforts! Boasting six well-proportioned bedrooms and multiple reception rooms, the property is perfectly suited for large or extended families. The layout provides exceptional flexibility, with high ceilings, large windows, original fireplaces and detailed cornicing. Externally the home opens onto a surprisingly large and private garden offering a peaceful outdoor retreat in such a central location – perfect for entertaining, gardening or just general family life. Viewing is a must to appreciate the space and character on offer.



**Location:** Situated a stone's throw from Poulton centre, handy for its excellent range of amenities, bars and restaurants. A two-to-three-minute walk from the train station and within easy access to motorway links.

**Style:** Victorian semi-detached town house laid out over three floors. **Condition:** The current owners have kept the property very well maintained, providing a home ready to walk in to. Original features and character have been retained such as high ceilings, alcoves and cornices.

**Accommodation:** GROUND FLOOR; entrance vestibule, hallway with solid wood spindled staircase leading off and cloakroom storage. Generous sized lounge with feature fireplace and large bay windows, further snug/ sitting room. Recently updated kitchen with a wide range of fitted units with complimentary worktops and island. Belfast sink and a wide range of fitted appliances opening through to the dining room and rear utility with additional staircase providing access to the first floor. Off the snug / sitting room you will find part of the property which could easily be used as annex accommodation or home office / gym space with a fully fitted separate wet room. FIRST FLOOR; split level landing, four good bedrooms, family bathroom suite and additional shower room. SECOND FLOOR; landing area and access into a large walk in storage space. Two double bedrooms with velux windows.

**Outside:** Low maintenance front garden with laid lawn, flower beds, bushes and trees set behind a low-level brick wall and garden gate. A side driveway provides parking for several vehicles and leads to the garage. At the back of the property, you will find a truly surprising large garden which is split into different sections and includes two brick-built outhouses with power, lighting and plumbed with hot and cold water and brick built outside toilet. The walled garden adjacent to the property provides an area to enjoy shrubs, plants and perhaps to grow from being secluded and a real sun trap. At the end of this section the garden then opens to a good size, lawned area with surrounding mature trees for privacy. Located in this area the current owners have installed a large timber pergola / seating area with mains electric and loose stone. Ideal for relaxing or entertaining.

**Services:** All main services are connected, gas central heating and double-glazed windows.

**Council tax band:** The property is listed as council tax band F (Wyre borough council).

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

**Viewing:** Strictly by telephone appointment through the Agent's office and comes highly advised.