



**'BRIDGE HOUSE',
183 BRECK ROAD,
POULTON-LE-FYLDE,
FY6 7LL**

£795,000



CMP
Client Money Protect



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STUNNING DETACHED RESIDENCE WITH NO CHAIN.

'BRIDGE HOUSE' IS AN EXCEPTIONAL AND INDIVIDUALLY DESIGNED HOME. PRESENTING AN EXCITING OPPORTUNITY FOR A BUYER LOOKING TO AQUIRE A LARGE FAMILY RESIDENCE A SHORT DISTANCE FROM POULTON TOWN CENTRE. IDEAL FOR A YOUNG OR EXTENDED FAMILY PROVIDING AN ABUNDANCE OF BESPOKE FEATURES.

THE ACCOMMODATION INCLUDES; LIGHT AND AIRY ENTRANCE, SNUG / SITTING ROOM, OPEN PLAN LIVING DINING KITCHEN AND ENTERTAINING SPACE ENJOYING AN OPEN ASPECT TO THE BACK. FOUR / FIVE BEDROOMS INCLUDING GROUND FLOOR SUITE. LANDSCAPED GARDENS AND DOUBLE GARAGE.

VIEWINGS CAN BE ARRANGED TO SUIT AND THE PROPERTY COMES WITH NO CHAIN.



LOCATION: The property is only a short stroll to Poulton centre handy for it's everyday amenities and eateries. Ideal for commuters the train station is located at the top of Breck Road and the M55 motorway link is within an easy drive.

STYLE: Recently constructed, detached family home immaculately presented and ready to walk into.

ACCOMMODATION: Ground Floor; welcoming entrance hallway with staircase leading off and storage cupboard. Front snug / lounge with inset feature wood burning stove and box bay window. Large living dining kitchen to the rear with bi fold doors out to the garden and separate utility room. The kitchen comes fully fitted with integral appliances and central island/breakfast bar. Ground floor bedroom suite which was designed to assist for a wheelchair user and includes en-suite, wardrobe and patio doors out to the garden with raised decked patio. First floor; Master bedroom with fitted cupboards and en-suite, guest double bedroom with en-suite, two further bedrooms and family bathroom suite.

OUTSIDE: The property is approached via a shared driveway just servicing the subject home and a second dwelling of similar ilk. The front provides plenty of off-road parking and access to the garage. Shaped lawn and side borders with secure gate to the rear. A good size rear garden is mainly laid to lawn with stocked borders and raised decked patio adjacent to the house. Open grazing land adjoins the property to the rear.

SERVICES: All main services are connected; gas central heating and double glazing.

COUNCIL TAX: The property is listed from an online search as Council Tax Band G. (Wyre Borough Council).

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

VIEWING: By appointment through the agents office.