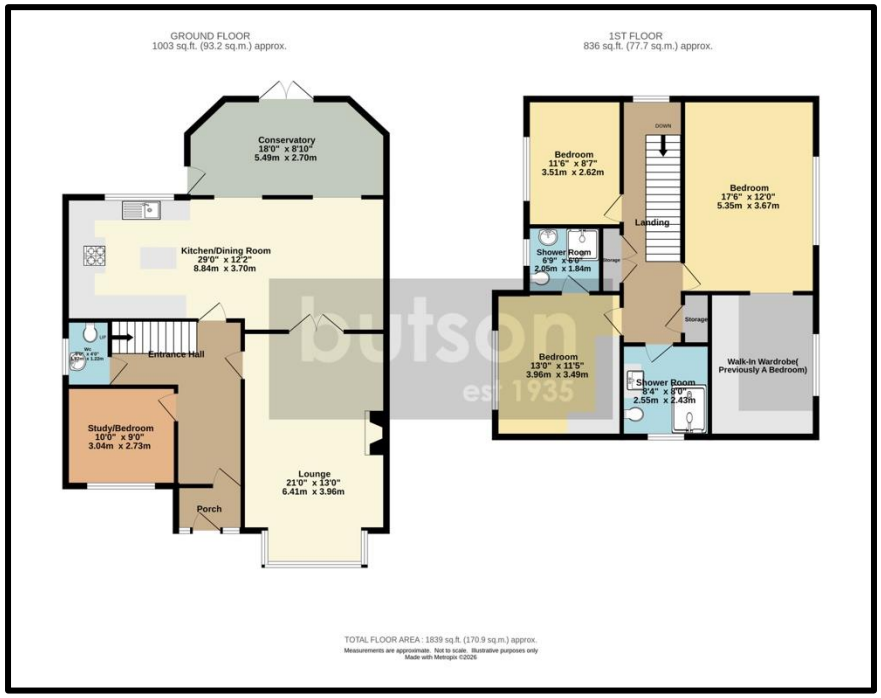










116 BRECK ROAD, POULTON-LE-FYLDE, FY6 7HT

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

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WELL, PRESENTED DETACHED FAMILY HOME …….

THIS VERY WELL CONSTRUCTED HOME PROVIDES SPACIOUS AND PRIVATE ACCOMMODATION THROUGHOUT. AN EXCELLENT OPPORTUNITY FOR A BUYER LOOKING TO AQUIRE A GENEROUS FAMILY PROPERTY A SHORT DISTANCE FROM POULTON TOWN CENTRE AND MOTORWAY ACCESS. THE ACCOMMODATION INCLUDES LIGHT AND AIRY ENTRANCE, LOUNGE AND STUDY ROOM, OPEN PLAN AND EXTENDED LIVING DINING KITCHEN OVERLOOKING THE LANDSCAPED GARDEN. THREE (ORIGINALLY BUILT WITH FOUR) BEDROOMS. PRIVATE LANDSCAPED GARDENS AND GARAGE.

VIEWINGS CAN EASILY BE ARRANGED TO SUIT AND COMES HIGHLY RECOMMENDED.













LOCATION: The subject property can be found on the right-hand side heading out of Poulton and just before Fouldrey Avenue (SAT NAV FY6 7HT). The property is only a short stroll to Poulton centre handy for its 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: Modern design and solid construction throughout, detached family home well presented and ready to walk into.

ACCOMMODATION: Ground Floor; opens into a welcoming entrance porch and entrance hall, with access to the principal rooms. A separate study which was **previously a fifth bedroom** provides a useful and versatile space, ideal as a home office/ bedroom. The spacious lounge offers a generous reception area for both relaxing and entertaining, with a feature bay window and fireplace. Also accessed from the entrance hall is a convenient downstairs WC with wash hand basin and stairs leading to the first floor. To the rear, double doors from the lounge and singular door from the entrance hall lead into the impressive open-plan kitchen/dining room. The kitchen is well equipped with a good range of worktop surfaces and fitted cabinets, complemented by a feature central island/breakfast bar. The dining area provides ample room for family dining and entertaining. The adjoining all season conservatory, accessed directly from the kitchen/dining room, creates a further bright and versatile reception space, with views across the garden. The first floor comprises three generously sized double bedrooms. The principal bedroom offers ample space for bedroom furniture and benefits from a walk-in dressing room (**previously bedroom four**). The second double bedroom features fitted wardrobes and a modern en-suite shower room with a shower, WC and wash basin. A further third double bedroom provides excellent additional accommodation. The bedrooms are complemented by a well-proportioned second shower room, along with useful storage cupboards conveniently positioned off the landing.

OUTSIDE: The front of the property is set back from the road, surrounded by mature trees and approached via an electric gated entrance, providing both privacy and security. A wide driveway offers ample off-road parking for vehicles. To the rear, the property enjoys a well-maintained garden featuring a pond, together with a combination of lawned and paved areas, providing versatile spaces for outdoor entertaining. To the side of the property is a detached, brick-built garage, offering useful additional parking and storage.

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

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

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

VIEWING: By appointment through the agent's office.