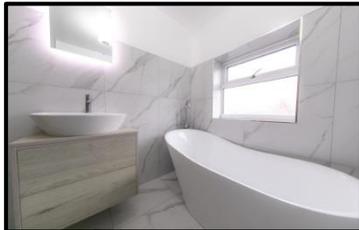


**3 THE LANE,  
BLACKPOOL ROAD,  
POULTON-LE-FYLDE,  
FY6 7LN**

**£580,000**



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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THIS SECLUDED AND PRIVATE DETACHED RESIDENCE IS POSITIONED TOWARDS THE ENTRANCE OF AN EXCLUSIVE PRIVATE LANE SERVING JUST THREE PROPERTIES, LOCATED OFF BLACKPOOL ROAD.

EXTENDING TO APPROXIMATELY 2,500 SQ FT, THIS GENEROUSLY PROPORTIONED HOME HAS BEEN THOUGHTFULLY ENHANCED BY TWO LATER EXTENSIONS, CREATING A SPACIOUS AND WELL-DESIGNED LAYOUT IDEALLY SUITED TO MODERN FAMILY LIVING. THE ACCOMMODATION BRIEFLY COMPRISES THREE RECEPTION ROOMS, TOGETHER WITH AN IMPRESSIVE OPEN-PLAN LIVING, DINING KITCHEN FORMING THE HEART OF THE HOME. THERE ARE FIVE BEDROOMS, INCLUDING TWO EN-SUITE SHOWER ROOMS, IN ADDITION TO A FAMILY BATHROOM. THIS EXCEPTIONAL HOME MUST BE VIEWED TO FULLY APPRECIATE THE STYLE, SPACE AND QUALITY OF ACCOMMODATION ON OFFER. OFFERED TO THE MARKET WITH NO ONWARD CHAIN. EPC: C



**LOCATION:** Occupying a prime position on a private road within easy walking distance of Carleton's local amenities, including independent shops, traditional pubs and well-regarded primary schools. The beautiful market town of Poulton Le Fylde with larger facilities and two high school within easy reach and the seaside town of Cleveleys a short drive away.

**STYLE:** Extended and recently refurbished detached family residence.

**CONDITION:** Appointed and finished to a modern standard including fitted kitchen, well appointed bathroom suites and neutral decoration throughout. Ready to walk in to.

**ACCOMMODATION:** Ground floor; entrance vestibule, reception hall, front 2nd lounge/ family room and feature main lounge (25'2 x 15'6). Modern extended living dining kitchen perfect for families and entertaining guests with well-appointed appliances, good range of kitchen units and a large breakfast bar. The extension provides good space for a dining and living area having bi-fold doors opening onto the rear garden and decked patio. Separate utility room and cloakroom/W.C. First floor; landing area, master bedroom suite with vaulted ceiling, walk in wardrobe and en suite bathroom. A feature to this room is a mezzanine area, ideal for additional storage or office. Three further double bedrooms are on offer, one with an en suite shower room and a fifth single bedroom. Family 4-piece bathroom suite.

**OUTSIDE:** There is a front garden with established hedging giving privacy from the road, driveway providing parking facilities and access to the integral garage. The rear has a mature and private established garden with artificial laid lawn and surrounding trees being secluded and not overlooked. Extensive decked patio-seating areas.

**SERVICES:** All mains' services are connected, gas central heating and double-glazing installed.

**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.