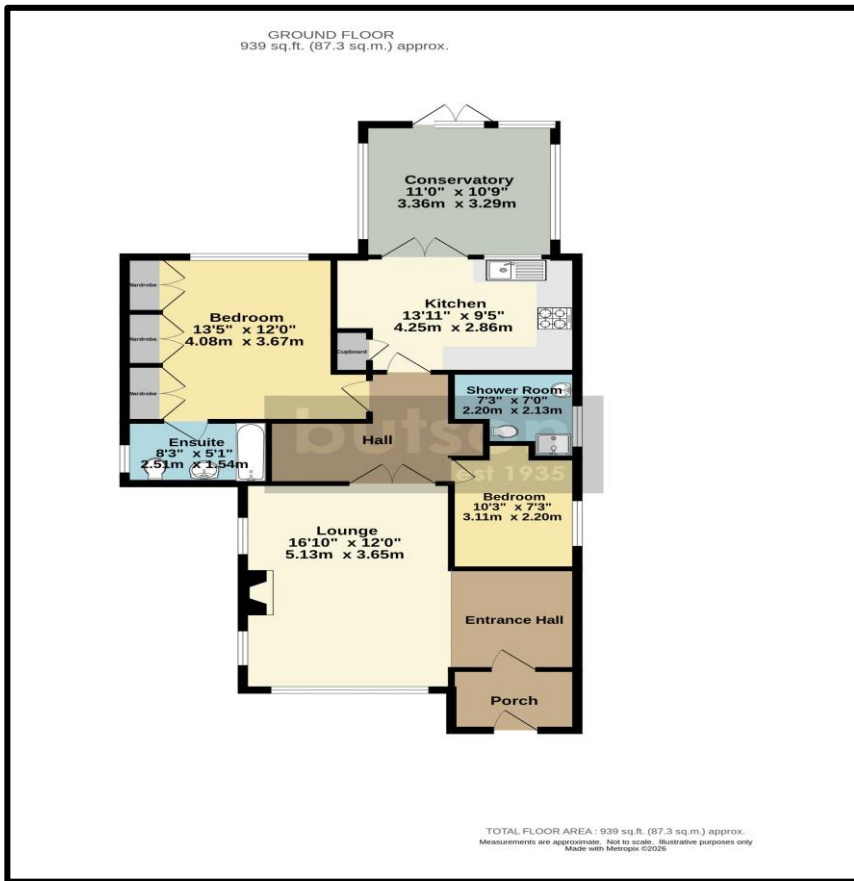




8 LITTLE POULTON LANE,
POULTON-LE-FYLDE,
FY6 7ET

£425,000



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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A detached true bungalow occupying a highly sought-after residential position, offering excellent development potential.

A fantastic opportunity for a buyer to create a home to their own specification. Requiring renovation throughout, this well-positioned property represents an exciting opportunity for those looking to modernise, remodel and add value.

Plans have already been drawn up to provide a prospective buyer with an indicative scheme considered suitable for the existing house type and generous plot, providing inspiration for the property's potential.



The current accommodation comprises an entrance porch leading into a spacious open-plan lounge and dining area positioned to the front of the property.

Central hallway with study space. There are two bedrooms, with the main bedroom benefiting from an ensuite. To the back of the property is a breakfast kitchen and conservatory extension, providing access and views towards the garden. Externally, the property is set well back within its plot, approached via a private driveway providing off-road parking.

The rear garden is of a good size and offers further scope for landscaping and enhancement.

Properties of this type and position rarely come to the market, making this a fantastic opportunity for buyers seeking a renovation project, those looking to create a bespoke home, or developers looking to realise the potential of an attractive plot.

Early viewing is strongly advised to fully appreciate the position, plot and considerable potential on offer.