



138 MOORLAND ROAD,
POULTON-LE-FYLDE,
FY6 7ER

£595,000



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***** Extremely well maintained detached true bungalow that must be viewed *****

Sought after position accessed via a private driveway just off Moorland Road.

This spacious detached true bungalow is most deceiving and offers immaculately maintained accommodation. Ideal for somebody downsizing from a larger home with accommodation laid out over one floor.

The property was designed and built by the current vendor and briefly comprises; two reception rooms, bespoke breakfast kitchen, three double bedrooms, ensuite and shower room. Double glazing and gas central heating. Double garage along with ample parking and large, manicured surrounding gardens.

Early viewing comes highly advised



Location: Occupying a much sought after position on Moorland Road. Poulton centre is just a short walk away, handy for all its amenities, train station and public transport service routes. Easy access to the m55 motorway is within an easy drive.

Style: Traditional, detached true bungalow.

Condition: A well presented and maintained property finished to a good specification neutral décor throughout.

Accommodation: Entrance vestibule and hallway leading to the three bedrooms. French doors open onto the large main lounge with dining area and feature fireplace. Sliding doors to the rear conservatory enjoying a peaceful view of the back gardens. Bespoke, cream solid wood fitted breakfast kitchen with a good range of high & low level units, black granite work top and high specification integrated appliances, door to double garage. Main bedroom with a full range of bespoke fitted wardrobes and modern fully tiled ensuite shower room with walk in shower, wall mounted double basin and push button W.C. Two further double bedrooms both with fitted wardrobes. A fully tiled shower room with corner shower cubicle, pedestal basin and push button W.C.

Outside: Double wrought iron gates open to the beautiful, landscaped front garden and a long brick pavior driveway leads to the double garage which has tiled floor, electric up & over, power and plumbed for washing machine. The private rear enjoys a sunny aspect with shaped lawn deep borders and manicured hedging.

Services: All mains services are connected, gas central heating and double glazing. Alarm system throughout

EPC rating – D

Council tax: the property is listed as band F. (Wyre Council).

Tenure: we are advised the tenure of the property is freehold.