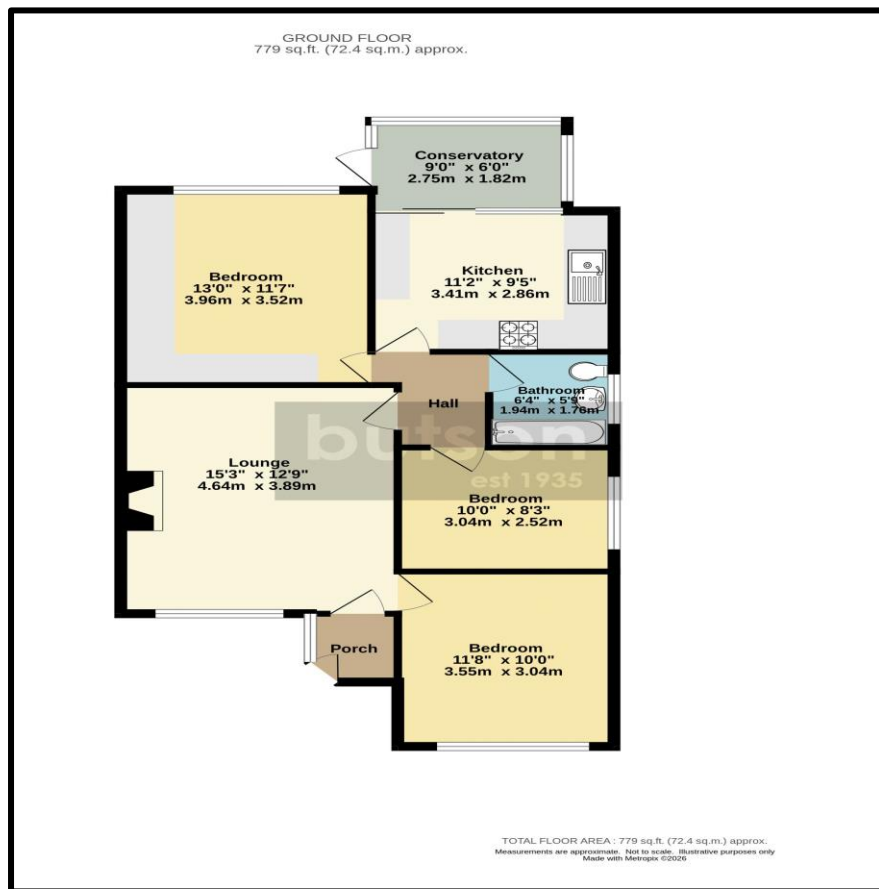




27 KELSONS AVENUE,
THORNTON-CLEVELEYS,
FY5 4DW

£199,000



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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Located just off Station Road, a well-connected main road in a much sought after position in Little Thornton. This surprisingly spacious, three-bedroom bungalow offers a fantastic opportunity to acquire a well-maintained home ideal for a young growing family or downsize.

Ideal for access to good primary and secondary Schools, local amenities in both Thornton and Poulton centres and transport links. The accommodation briefly comprises; Good size lounge, re fitted kitchen and conservatory room, three good bedrooms and bathroom. Large driveway and front providing ample off-road parking and storage space.

The rear garden is a good size and garage.

Early viewing is a must.



STYLE: A semi-detached, spacious true bungalow with generous gardens.

CONDITION: The property has been recently updated including neutral themes of décor and fittings throughout. Updated heating system with boiler and associated works and rewired.

ACCOMMODATION: This well-proportioned detached bungalow offers versatile accommodation. Upon entering is a porch, which leads into a central hall providing access to principal rooms. To the front of the property is a generously sized lounge offering cosy space for everyday living with a feature wood burning stove and a large front facing window allows plenty of natural light in. The principal double bedroom is located to the rear of the property overlooking the garden and includes fitted wardrobes providing lots of storage space. Positioned to the front of the property is the second double bedroom and has ample space for wardrobes and storage. The third bedroom is an ideal nursery room/ single bedroom or can be used for a study/ office. The modern updated kitchen has fitted cabinets and work top surfaces and provides direct access to the conservatory through sliding doors. The conservatory enjoys views overlooking the garden and offers versatile space that could be used for dining or an additional sitting area. The family bathroom is conveniently positioned off the hallway and accommodates a bath, shower, wash basin and W.C. A large loft provides additional storage and could provide potential to turn into a loft room subject to the relevant regulations and permission.

OUTSIDE: The front provides ample off-road parking several vehicles and storage space. A wide side driveway leads to the rear of the property and garage. The back provides a generous garden space with shaped lawn and borders.

SERVICES: All main services are connected, gas central heating installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band B (Wyre Borough Council)

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

VIEWING: Strictly by telephone appointment through the Agent's office.

EPC - D