

**11 MORETON DRIVE,
POULTON-LE-FYLDE,
FY6 8ED**

£440,000



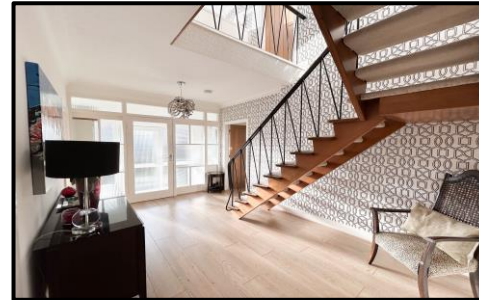
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A MUST VIEW, SPACIOUS DETACHED HOME SITUATED IN A MOST CONVENIENT LOCATION.

THIS VERY WELL-PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW SITS WITHIN AN EXTREMELY CONVENIENT, QUIET AND SOUGHT-AFTER RESIDENTIAL LOCATION. A SHORT WALK FROM POULTON TOWN CENTRE, EXTENDED AND RENOVATED BY THE PRESENT OWNER AN IDEAL PROPERTY IF YOU ARE LOOKING TO DOWNSIZE, WITH GROUND FLOOR FACILITIES OR FAMILIES BEING CLOSE TO GOOD LOCAL SCHOOLS. THE PROPERTY HAS BEEN EXTENDED, PROVIDES MODERN LIVING AND INCLUDES TWO FEATURE WOOD BURNING STOVES. THERE ARE SURROUNDING GARDENS AND PRIVATE PATIO COURTYARD, DRIVEWAY AND GARAGE. VIEWING ESSENTIAL. EPC: D



LOCATION: Situated in a desirable location found just off Ash Drive and Lowcross Road in between Hardhorn Road and Carr Head Lane (Sat Nav FY6 8ED). An easy stroll to Poulton centre, handy for all it's everyday amenities including shops, cafes and bars. Popular local Schools are within easy reach and motorway access.

STYLE: Detached, extended dormer bungalow.

CONDITION: An extremely well presented home with a neutral standard of décor throughout. Ready to walk in to.

ACCOMMODATION: Entrance vestibule and spacious, light and airy hallway with stairs leading off. Sitting room with feature wood burning stove and dual aspect windows. Open plan living, dining kitchen with breakfast bar and patio doors out. Double bedroom and well presented, tiled full bathroom suite. First Floor; light landing space with built in cupboards. Master bedroom with fitted cupboards, second double bedroom with fitted cupboards and shower room.

OUTSIDE: Well-maintained corner gardens with surrounding low brick wall. Lawn areas to the front and side with block paved footpath and driveway providing off road parking and access to the partitioned brick-built garage. Rear private paved courtyard garden with raised borders.

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

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

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

VIEWING: By appointment through the agents office.