

**16 THE ROWANS,  
 GREENHALGH,  
 PRESTON,  
 PR4 3EU**

**£580,000**



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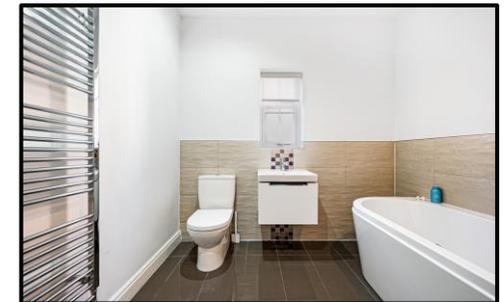
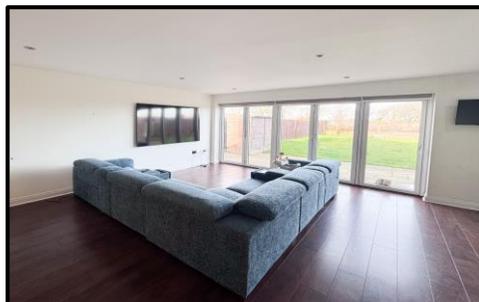
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### \*\*\*SPACIOUS MODERN FAMILY HOME IN A FANTASTIC LOCATION\*\*\*

This detached family house offers **2,700** sq ft of exceptional family accommodation within easy reach of Kirkham Grammar School, nearby convenience amenities and travelling distance to Poulton, Preston and Lytham centres. The M55 is on the doorstep with a short commute to BAE.

The property is situated on a small well-kept residential development with communal park space and natural habitat ideal for young families to enjoy. Substantial lounge - light and airy open plan living dining kitchen opening onto the garden via bi-fold doors - utility room - four double bedrooms, the main with balcony, dressing room and ensuite shower. A further ensuite and family bathroom. Large loft space, air source heat pump and double glazing. Landscaped gardens and integral garage.

**\*\*The property is offered with No Onward Chain\*\***



**LOCATION:** Situated just off Fleetwood Road and Medlar Lane in Greenhalgh. The property is within easy reach of nearby amenities including AFC sports village and Mill Farm. The M55 motorway link is within a short drive, ideal if needing to commute. Good local Schools including Kirkham Grammar.

**ACCOMMODATION:** Ground Floor; large light and airy entrance vestibule and hallway with wide oak staircase leading off to the first floor, cloak room W.C and internal access to the garage. Tremendous formal lounge with feature inset wood burning stove with hearth. Substantial open plan, living dining kitchen fitted to a high specification an ideal family / entertaining space with bi-fold doors opening out on to the garden. Utility / laundry room. First floor; spacious landing area, master bedroom with ensuite bathroom, walk in wardrobe and balcony with glass balustrade enjoying far reaching views over open farmland. Second/guest bedroom with en suite shower room and fitted wardrobes, two further double bedrooms with built in wardrobes and fully tiled family bathroom suite.

**OUTSIDE:** The property enjoys surrounding private landscaped gardens with lawn areas, colourful stocked borders and timber-decked patio. A brick paviour driveway provides parking space and access to a single, integral garage with up and over door, tiled flooring and plastered walls. The large back garden has been laid to lawn with surrounding fence.

**SERVICES:** All mains services are supplied. The central heating is via an air source heat pump and supplied through underfloor heating throughout the property. Alarm system.

**COUNCIL TAX:** The property is listed as Council Tax Band F (Fylde Council).

**TENURE:** We are advised the tenure of the property is leasehold and subject to a small annual communal charge.

**VIEWING:** By appointment strictly through the Agent's office.