



SILVERSTONE,
GARSTANG ROAD,
SINGLETON,
FY6 8LX

£550,000



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 their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

Spacious Detached Four-Bedroom True Bungalow In A Sought-After Location | Large Plot | Double Garage | Close to Poulton-le-Fylde

Situated at the top of Garstang Road East this substantial four bedroom detached true bungalow occupies a generous plot with an impressive frontage, large rear garden and double garage. The property provides tremendous potential with a large roof space which subject to the relevant permissions could provide additional accommodation. Tucked away in a peaceful semi-rural setting, yet just a short drive from the vibrant market town of Poulton-le-Fylde, this property offers the best of both worlds — semi rural tranquillity with excellent local amenities nearby and motorway links. EPC: D



LOCATION: Main road position situated towards the Singleton end of Garstang Road East (SAT NAV FY6 8LX). The property is within an easy drive of Poulton town centre handy for a wide range of amenities and within easy reach of the M55 motorway.

STYLE: Substantial detached true bungalow providing excellent potential sat within a large plot.

CONDITION: A very well-presented property, ready to walk into.

ACCOMMODATION: Comprising, spacious entrance hall, large reception room (26'6 x 17'9) with views over the garden, feature fireplace and French doors out to a patio seating area. Fully fitted modern kitchen open to the dining room. Large garden room to the rear and French doors out. The property provides four double bedrooms including the master with dressing room and ensuite and guest bedroom with ensuite. Well-appointed and tiled shower room suite.

OUTSIDE: The property enjoys extensive and well-maintained gardens. The large frontage provides ample parking for multiple vehicles and leads to the double garage set behind wrought iron gates and a brick wall. The private rear garden is manicured with patio areas adjacent to the property. A central lawn, surrounding pathway and raised planted borders provide colour and structure to the space. A wide range of shrubs, bushes and trees can be found.

SERVICES: Services connected include mains gas, electricity and water, mains drainage (NOT a septic tank).

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

COUNCIL TAX: The property is listed from an online search as Council Tax Band G (Fylde Council).

VIEWINGS: By arrangement through the agents office.