



**12 ASH DRIVE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8DZ**

£975,000



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LARGE DETACHED TRUE BUNGALOW IN A 1ST CLASS RESIDENTIAL POSITION

SITUATED JUST OFF HARDHORN ROAD AND CARR HEAD LANE THIS VERSATILE AND MOST SPACIOUS DETACHED HOME SITS IN A PROMINENT AND SOUGHT AFTER LOCATION WITH PARTICULARLY ATTRACTIVE LARGE PRIVATE GARDENS. BUILT BY THE CURRENT OWNERS TO PROVIDE SPACIOUS LIVING ALL ON ONE LEVEL IN A PRIVATE AND SECURE SETTING. THE ACCOMMODATION BRIEFLY COMPRISES; THREE GOOD BEDROOMS ALL WITH EN SUITE W.C, LARGE OPEN PLAN LIVING KITCHEN WITH VAULTED CEILING AND LARGE RECEPTION ROOM WITH VALUTED CEILING. LARGE SURROUNDING GARDENS AND INTEGRAL GARAGE. PLANNING PERMISSION HAS PREVIOUSLY BEEN GRANTED FOR A 2 BEDROOM BUNGALOW IN THE BACK GARDEN ACCESSED VIA MORETON DRIVE. NO CHAIN, MUST VIEW.



LOCATION: Occupying a much sought after position at the corner of Ash Drive and Moreton Drive (SAT NAV FY6 8DZ). Within easy walking distance of Poulton centre and all it's amenities.

STYLE: Large, detached true bungalow built approximately 12 years ago.

ACCOMMODATION: Entrance porch and hallway with cloak room W.C. Integral access to the garage with boot room. Living dining kitchen with feature vaulted ceiling and French doors out to the gardens. Light and airy reception room situated at the back of the property, inset feature wood burning stove, vaulted ceilings and floor to ceiling windows. Master bedroom suite including walk in wardrobe and bathroom en suite. Bedroom two with en suite shower and bedroom three with en suite shower.

OUTSIDE: Outstanding plot and mature gardens are to be found at the property set behind a private, brick built boundary wall. The front is accessed via electronic gates leading to the garage (21' x 19'5) with stone chipping driveway and paths. Lawn area and shaped borders. In the south facing rear garden there is an extensive patio area adjacent to the property and beautifully landscaped and manicured gardens with lawns, stocked seasonal borders with a range of shrubs, bushes and established trees.

SERVICES: All mains services are connected, gas central heating with underfloor heating, insulation installed to require minimal heating throughout the year and UPVC double-glazing.

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

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

VIEWING: By appointment through the agents office.

EPC: To follow

NB: Planning permission has previously been granted for a 2 bedroom bungalow in the back garden accessed via Moreton Drive.