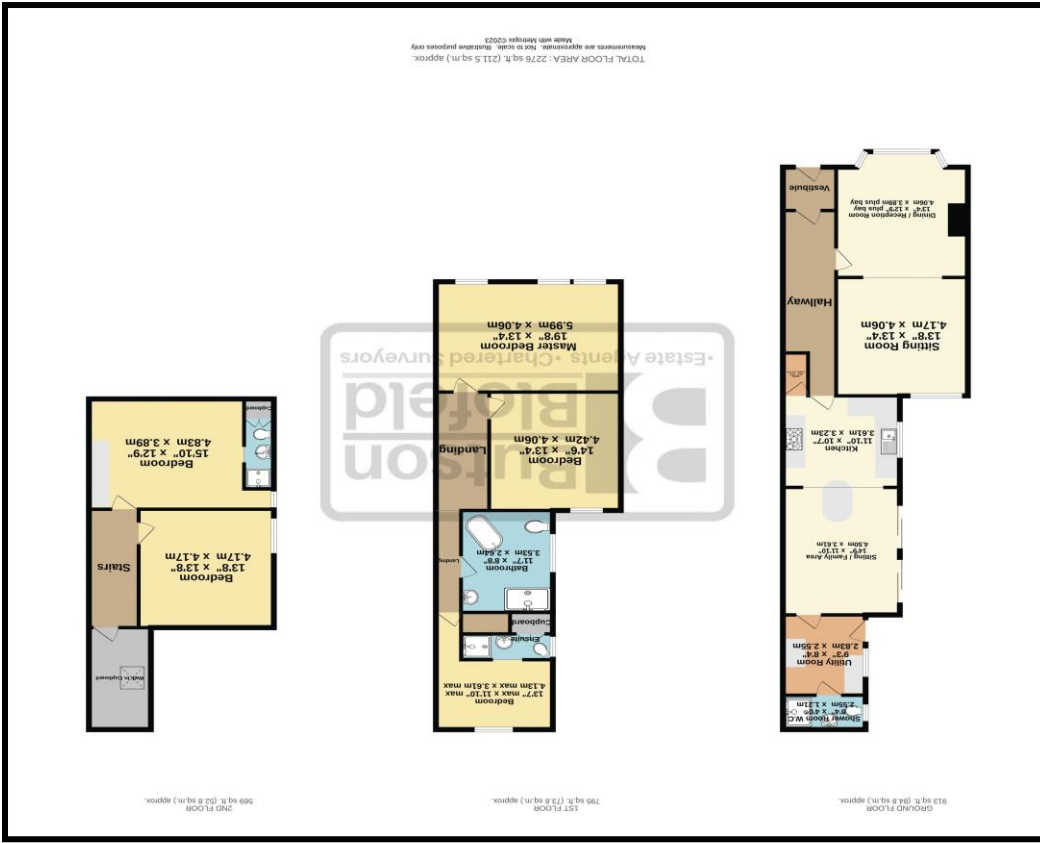


1 Vicarage Road, Poulton le Fylde,
 FY6 7BE
 Tel: 01253 894494
 Fax: 01253 892916



www.butsonblofeld.co.uk
 email: sales@butsonblofeld.co.uk
 www.rightmove.co.uk



'GISBURN HOUSE' 14, VICTORIA ROAD, POULTON-LE-FYLDE, FY6 7JA

£575,000

Butson **B** Blofeld
 Estate agents

*****BEAUTIFUL SPACIOUS VICTORIAN SEMI-DETACHED HOME SET OUT OVER THREE FLOORS*****

STILL RETAINING MANY OF THE ORIGINAL FEATURES, THIS SUBSTANTIAL HOME WAS EXTENSIVELY MODERNISED AND UPGRADED BY ITS CURRENT OWNERS TO CREATE AN IDEAL FAMILY HOME. LOCATED IN THE CENTRE OF POULTON ON A MOST SOUGHT-AFTER ROAD AND JUST A STONE'S THROW FROM THE TRAIN STATION, TOWN CENTRE AND ALL AMENITIES. THE ACCOMMODATION BRIEFLY COMPRISES; TWO RECEPTION ROOMS, DESIGNER OPEN PLAN KITCHEN WITH SITTING AREA, UTILITY ROOM, W/C, FIVE LARGE BEDROOMS, TWO EN-SUITE, FAMILY BATHROOM. OFF-STREET PARKING TO THE REAR FOR TWO CARS, GARAGE AND PRIVATE LOW MAINTENANCE REAR GARDEN. EPC: D

VIEWING IS A MUST TO APPRECIATE THE SPACE AND CHARACTER ON OFFER.



LOCATION: Victoria Road leads off Breck Road and Station Road, a two or three minute walk from the centre of Poulton where there is an excellent range of amenities. The railway station is within easy reach and local transport routes provide access to other parts of the Fylde.

STYLE: A three storey, Victorian semi-detached family residence.

CONDITION: Excellent modern interior yet retaining many of its original features and character in keeping with the era of build, such as high ceilings, alcoves and cornices.

ACCOMMODATION: Ground floor; entrance vestibule and spacious hallway with staircase leading off. Front reception room leading through to the sitting room. Well-appointed and fitted kitchen with central island and pantry room. Full range of wall and base units with solid worktops and appliances. Sitting area with floor to ceiling windows and sliding doors. Separate utility room and W.C with shower. First floor; feature split level landing, large bedroom across the front of the property, rear double bedroom with ensuite facility and third double bedroom (currently dressed as a lounge). Family bathroom suite, fully tiled with feature freestanding bath, shower, wash hand basin and w.c. second floor; landing area, two large bedrooms one having en suite and a large walk-in storage room with Velux window.



OUTSIDE: Neat and tidy front garden, easy maintenance set behind a low-level brick wall. Stone chippings and pathway. The back garden has been designed for easy maintenance. Adjacent to the property you will find a raised paved patio with feature glass balustrade and storage provided under. Steps down lead to paved patio areas with a raised planted bed. A gate provides secure access to the rear parking and the garage.

SERVICES: All mains services are connected, gas central heating and sash style double glazing.

COUNCIL TAX BAND: The property is listed as Council Tax Band E (Wyre Council).

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

