



'THORNFIELD'
BUTTS LANE, GREAT ECCLESTON, PR3 0XP

GUIDE PRICE
£430,000



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***SPACIOUS DETACHED HOUSE IN A LARGE PLOT WITH
FANTASTIC POTENTIAL***

This spacious detached house set back from the main road sits in a generous plot in a popular semi-rural position within Great Eccleston village. Within easy travelling distance of Poulton, Garstang and Preston centres, motorway access and handy for good local schools. The property presents an exciting opportunity for somebody wanting to undertake a renovation project.

The property lends itself to further development subject to relevant planning enquiries.



LOCATION: 'Thornfield' is set back from the main Garstang Road with access via the High Street and Butts Lane. The property is within easy reach of everyday amenities, motorway access and nearby good local Schools.

STYLE: Detached family home set in generous grounds.

CONDITION: Whilst the property needs general updating, it presents an exciting opportunity for somebody looking to renovate.

ACCOMMODATION: Comprises, Ground floor; open porch, entrance hallway, large sitting room and dining room enjoying views over the gardens. Kitchen with access to a porch and into the garage. Double bedroom and bathroom. First Floor; extensive landing with storage cupboard and hanging wardrobe space. Three bedrooms (two interconnecting) and bathroom.

OUTSIDE: The property sits within a spacious plot with well-maintained lawned garden areas and surrounded by screen hedging. Concrete driveway to the front and double garage.

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

COUNCIL TAX: The property is listed as Council tax band E (Fylde Council).

VIEWINGS: By telephone appointment through the Agents office.