



**6 HOLLY LANE,  
WATERSIDE MEADOWS  
HAMBLETON,  
FY6 9FS**

**£259,950**



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NEWLY BUILT DETACHED HOME READY TO WALK INTO

**\*\*NO ONWARD CHAIN\*\*** -

SITUATED WITHIN THE SOUGHT AFTER NEWLY CONSTRUCTED WATERSIDE MEADOWS DEVELOPMENT. LOCATED JUST OFF ARTHURS LANE IN HAMBLETON CLOSE TO LOCAL AMENITIES, IDEAL FOR SCHOOLS AND WITHIN EASY TRAVELLING DISTANCE TO POULTON TOWN CENTRE FOR WIDER SHOPPING FACILITIES. THIS IMMACULATE PRESENTED DETACHED HOME HAS BEEN UPGRADED BY THE PRESENT OWNER OFFERING CONTEMPORARY ACCOMMODATION BRIEFLY COMPRISING; LOUNGE - DINING KITCHEN, THREE DOUBLE BEDROOMS, ENSUITE SHOWER AND BATHROOM/W.C. GAS CENTRAL HEATING AND DOUBLE GLAZING, EASY MAINTENANCE GARDENS, DRIVEWAY AND GARAGE. EARLY VIEWING IS HIGHLY RECOMMENDED.



**LOCATION:** Occupying a popular residential position off Church Lane and Market Street. The property is within easy driving distance of Poulton and Blackpool centers, nearby amenities and close to public transport routes.

**STYLE:** Newly built detached house by Wainhomes, known as 'The Shackleton'. 1 year Builders warranty and 9 years NHBC remaining.

**CONDITION:** Show home standard throughout with a neutral theme of décor and ready to walk into.

**ACCOMMODATION:** Inside you'll find a good-sized lounge with walk-in bay window. The open plan kitchen/family room leads to the garden via French doors, creating a light, bright and airy home. This design of property comes with plenty of practical surface and storage space, which you can never have too much of. Off the entrance hallway there is a useful storage cupboard, and a cloakroom completes the ground floor, which is especially handy when you have guests. The first floor includes three double bedrooms and a family bathroom. The master bedroom also comes with a private en suite shower room. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, providing a flexible home which meets your needs.

**OUTSIDE:** Small lawn area to the front with tarmac driveway leading to the garage. Good size rear garden space with screen fencing, lawn area and additional paved patio raised and adjacent to the back of the property.

**SERVICES:** All mains services are connected, gas central heating and double-glazing.

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

**COUNCIL TAX:** The property is listed as council tax band D (Wyre Council)