



**1 LOWCROSS ROAD,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8EA**

£495,000



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@butsonblofeld.co.uk

*****SUPRISINGLY SPACIOUS DETACHED HOUSE IN A SOUGHT AFTER LOCATION & READY TO WALK INTO *****

Situated in a most convenient residential position just off Hardhorn Road and Ash Drive within an easy walk to Poulton town centre and good local schools. The property has been extremely well maintained and finished to a high standard providing accommodation which is ready to walk into. The accommodation briefly comprises; Vestibule and large entrance hall – very good size lounge – dining room – sitting room – kitchen and breakfast room - potentially four good size bedrooms – en-suite shower room – bathroom – ample storage space – gas central heating – UPVC double glazing – Beautifully maintained and landscaped gardens – double garage.

Viewing is essential to appreciate the accommodation on offer.

No Chain



LOCATION: Lowcross Road sits between Carr Head Lane and Hardhorn Road with the property on the corner with Ash Drive. Within a short walk into Poulton centre for most, handy for its amenities. Perfect for young families or perhaps even a downsize but requiring plenty of space!

STYLE: Spacious detached house with a dormer first floor.

CONDITION: Beautifully presented throughout with modern decor and fitments, newly fitted carpets and ready to walk into.

ACCOMMODATION: Entrance vestibule, spacious hallway with cloak cupboard and stairs leading off. Good size lounge with fireplace and attractive features, 2nd reception room / dining and sitting room with recently fitted French doors out to the garden (potential 4th bedroom). Double bedroom with fitted wardrobes and electric blind. Good size fitted kitchen (built in dishwasher and fridge, two ovens and built in microwave.) Breakfast room having Bi-fold doors leading on to the back garden and patio area. Utility with access door to the driveway. Bathroom w.c. First Floor; Landing with access to eaves storage and fitted cupboards. Master bedroom with fitted cupboards and en suite shower room and further bedroom.

OUTSIDE: Delightful gardens are found at the property which have been well cared for and planned to enjoy the best of the plot and corner position. To the front and sides there is a low-level boundary brick wall with double width driveway and access to the large garage with electric up and over door. A variety of maintained shrubs and bushes with lawn and garden path. At the rear of the property there is laid patio adjacent to the house and pathway. Colourful well stocked borders and beds with a wide variety of plants and shrubs, shaped lawn and pergola.

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

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

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

VIEWING: By appointment through the Agent's office.