

93A POULTON OLD ROAD,
BLACKPOOL,
FY3 7LJ

£279,950



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Butson Blofeld
Real Estate and Letting Agents

1 Vicarage Road, Poulton Le Fylde, FY6 7BE

01253 894494

sales@butsonblofeld.co.uk

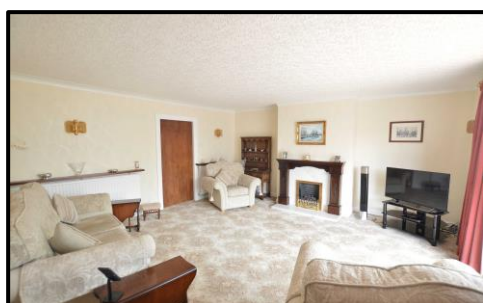
REALISTICALLY PRICED FOR A QUICK SALE

IF YOU ARE AFTER A DETACHED TRUE BUNGALOW IN A QUIET LOCATION THEN LOOK NO FURTHER

Set back from the main road in its own plot, this detached residence built in the 1970's will be ideal for somebody looking to downsize but retain space and versatility. The property briefly comprises; two reception rooms, conservatory, study/bedroom, two further double bedrooms, en-suite and bathroom W.C.

Extensive drive, easy to maintain gardens and large tandem garage.

Viewing comes highly recommended.



LOCATION: Situated in a quiet residential area on the Blackpool and Poulton boundaries, between Blackpool Road and Garstang Road West, set back from the main road in its own quiet plot. Blackpool, Layton and Poulton town centres are within easy driving distance along with Blackpool Victoria Hospital and local high schools.

STYLE: Impressive looking 1970's architect designed, detached true bungalow.

CONDITION: A very well-maintained property which has been looked after by the current owners for the past 44 years. New boiler fitted in 2021. Full new roof, completed April 2024.

ACCOMMODATION: Good size entrance hallway with fitted cupboards and leads to the family bathroom, featuring a corner bath and shower unit. To the right-hand side of the property, you will find a sizeable lounge with feature fireplace and access into the front conservatory. From the lounge, a door leads to the dining room and in turn to the extended fitted kitchen hosting a good range of high and low units with door to the rear garden. The left-hand side of the bungalow contains the sleeping accommodation; study room with sliding doors out to the open porch and access to the master bedroom with bay window, fitted wardrobes and ensuite shower room. Second double bedroom overlooking the rear garden, again with fitted wardrobes.

OUTSIDE: The property is set back from the main road and accessed via a long driveway which opens to an extensive tarmac front drive with planted raised borders and access to the garage. The large tandem garage (33'6 x 10'10) provides ample room for two vehicles with electric door and rear access door. Power and light laid on. The rear garden is private and designed for easy maintenance with a paved patio and mature surrounding hedge and shrubs. A utility room is found to the rear with water and electric laid on.

SERVICES: All mains services are connected. Gas central heating (updated boiler 2021) and double-glazing are installed. Insulated loft space.

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

COUNCIL TAX BAND: The property is listed as band E (Blackpool Council)

EPC: Rated D