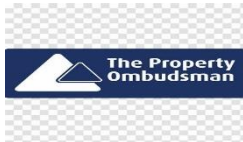


**6 YORK DRIVE, GREAT ECCLESTON,  
PR3 0XU**

**£186,000**



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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**\*NO CHAIN SPACIOUS SEMI-DETACHED DORMER CHALET BUNGALOW IN A SOUGHT AFTER SEMI RURAL LOCATION\*.**

**THE PROPERTY IS IN NEED OF GENERAL UPDATING AND HAS BEEN EXTENDED TO THE REAR AND FIRST FLOOR.**

**THE ACCOMMODATION BRIEFLY COMPRISES; HALL WITH SHOWER ROOM, W.C AND STORAGE, LOUNGE, EXTENDED BREAKFAST KITCHEN, LARGE GROUND FLOOR BEDROOM, FIRST FLOOR TWO DOUBLE BEDROOMS. DOUBLE GLAZING, FRONT, AND REAR GARDENS, LONG DRIVEWAY AND GARAGE. VIEWING ESSENTIAL.**

**\* NO ONWARD CHAIN\***



**LOCATION:** Situated in the heart of Great Ecclestone village accessed from Raikes Road and either Lancaster Avenue or Pennine Way. The village provides everyday amenities with a selection of local shops, cafes and pubs. Transport service routes provide access to nearby towns including, Poulton, Cleveleys, Garstang and Lancaster.

**STYLE:** Semi-detached extended chalet bungalow.

**CONDITION:** In need of general updating presenting an excellent opportunity.

**ACCOMMODATION:** Comprising, front entrance, hallway with staircase leading off, shower room, W.C. & storage. Lounge with picture window and fire place, extended dining kitchen with high and low level units, UPVC door to the rear garden. 22ft rear bedroom with UPVC door out to the rear. The first floor has a small landing and large double bedroom with fitted furniture and small room off. Second double bedroom with fitted furniture.

**OUTSIDE:** Front Garden with lawn and mature borders and long driveway leading to the single garage. The rear garden is mainly paved with two glass greenhouses and covered seating area along with a personnel door to garage.

**SERVICES:** Fully double-glazed, mains water and electric heating

**EPC RATING** - E

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

**COUNCIL TAX:** The property is listed as Council Tax Band C (Wyre Council).

**VIEWINGS:** By arrangement through the Agent's office.