



16 LITTLE POULTON LANE, POULTON LE FYLDE, FY6 7ET



16 Little Poulton Lane,
Poulton Le Fylde,
FY6 7ET

Asking Price: £695,000



- Substantial detached chalet style bungalow.
- Extremely sought after location.
- Generous and secluded spot.
- Five bedrooms, two en-suite.
- Spacious accommodation throughout.
- Detached double garage.
- Sweeping driveway.
- Excellent potential for internal development.
- Viewings strictly by telephone appointment.



16 Little Poulton Lane

** Large and extremely versatile detached residence **

Situated in a highly sought after residential location well known for its desirable properties of mixed character and history.

This family home lends itself to further development (subject to the necessary permissions) and would make a fantastic project. The serviced attic space could provide an ideal master bedroom suite/teenagers games room or annex for a relative.

Individually designed and built for the current owner, the property sits in a generous and secluded plot with a sweeping driveway.

The layout of this property briefly comprises; breakfast kitchen with sitting area, large lounge with vaulted ceiling, five bedrooms two of which have en-suite bathrooms and a study. Beautifully maintained mature gardens and detached double garage.







Ground Floor: Entrance porch, bright and airy hallway with galleried landing. Spacious breakfast kitchen including Rayburn cooker, built in oven, central island with hob and extractor fan, sitting area and French doors leading out to a covered entertaining area.

Large, light reception room to the rear of the property with vaulted ceiling and French doors out to the patio seating area. Master bedroom with en-suite, two further double bedrooms and bathroom suite.



First Floor: Two good size bedrooms, large study and shower room.

Accessed from the landing you will find a large room which could lend itself to further development. This area is currently boarded and used for storage but could become a beautiful master bedroom suite/ teenage games room or annex for a family member. Subject to the relevant planning permission.





The property sits in a generous and secluded spot and is approached via a secure, sweeping driveway which opens onto an extensive drive providing ample parking space and access to a detached double garage.

The well-kept mature gardens are private and very well maintained with lawn areas, seating areas, planted borders and a variety of planted shrubs and trees. A fenced area provides a safe environment for pets and children.

Services: All mains services are connected, gas central heating and double glazed windows.

Council tax: The property is listed as council tax band G (Wyre council).

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

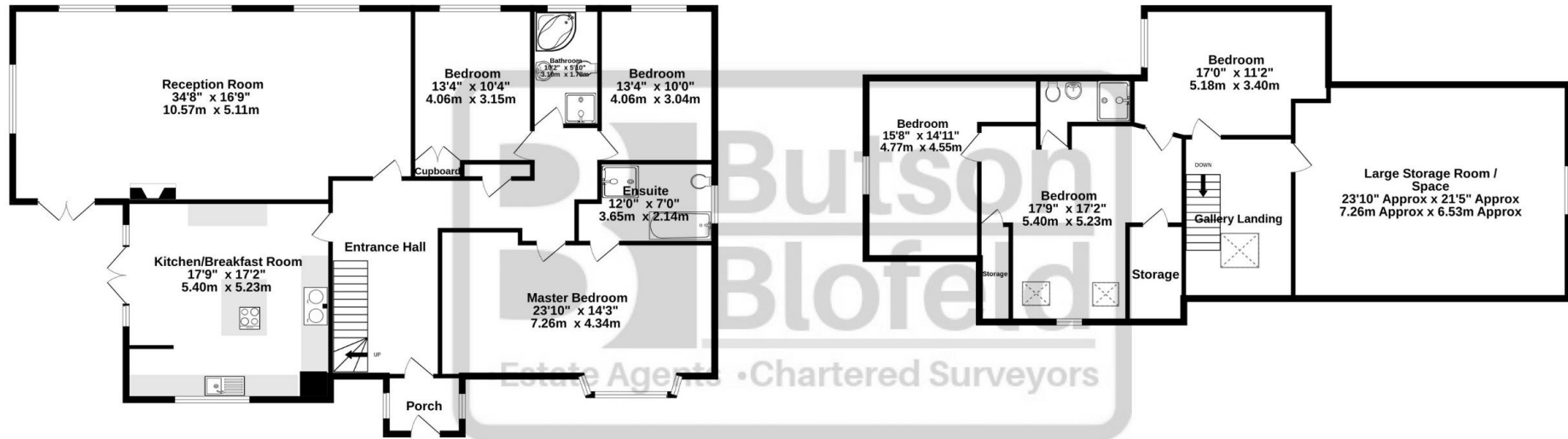
Viewing: Strictly by telephone appointment through the agent's office and comes highly advised.





GROUND FLOOR
1860 sq.ft. (172.8 sq.m.) approx.

1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 3109 sq.ft. (288.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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