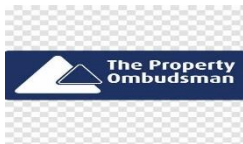


**17 THORNEYCROFT CLOSE,  
POULTON-LE-FYLDE,  
FY6 7PD**

**GUIDE PRICE  
£280,000**



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.



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**\*\*\* DETACHED FAMILY HOME WITH HUGE POTENTIAL \*\*\***

THIS DETACHED FAMILY HOME IS AN IDEAL PROJECT AND SITUATED IN A PEACEFUL AND MOST CONVENIENT LOCATION WITHIN CARLETON CLOSE TO HANDY LOCAL AMENITIES AND GOOD SCHOOLS. THE ACCOMMODATION DOES REQUIRE FULL RENOVATION DUE TO WATER DAMAGE. THE LAYOUT BRIEFLY COMPRISES; TWO RECEPTION ROOMS AND LARGE CONSERVATORY. FOUR GOOD BEDROOMS ONE CURRENTLY USED AS A DRESSING ROOM AND FAMILY BATHROOM. DOUBLE GLAZING AND GAS CENTRAL HEATING, PRIVATE GARDENS AND DETACHED GARAGE.

VIEWING A MUST AND NO CHAIN.



**LOCATION:** Occupying a pleasant residential position just off Fleetwood Road in Carleton within easy walking distance of local shops, schools, and transport service routes.

**STYLE:** Detached family house.

**CONDITION:** Full updating required due to water damage.

**ACCOMMODATION:** Ground Floor; entrance hallway, cloak room W.C, good sized lounge and separate dining room. Conservatory running across the back of the property leading to the rear garden. Fitted kitchen. First floor; landing area, four good bedrooms, one currently used as a dressing room. Family bathroom.

**OUTSIDE:** Wide frontage with paved path and stone chipped bays, side driveway leads to the large, detached garage. The rear garden is private with paved patio, and shaped lawn with borders and planted screen hedging.

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

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

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

**VIEWING:** By appointment through the Agent's office.