



**AMMASOLA,
DOUGLAS AVENUE,
STALMINE,
FY6 0NB**

£435,000



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.

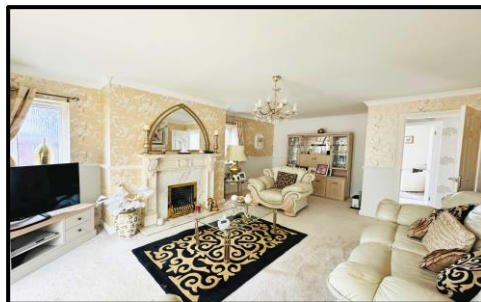


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DETACHED FAMILY HOME IN A SEMI RURAL CUL DE SAC LOCATION

THIS DOUBLE FRONTED PROPERTY IS A MUST FOR AN EVER-GROWING FAMILY, SITUATED IN A COMFORTABLE CUL DE SAC POSITION IN THE SEMI RURAL VILLAGE OF STALMINE. THE PROPERTY IS READY TO WALK INTO AND WELL MAINTAINED BY THE CURRENT OWNERS OFFERING GENEROUS LIVING ACCOMMODATION. SPACIOUS ENTRANCE HALL – TWO FRONT RECEPTION ROOMS – LARGE LOUNGE – CONSERVATORY - DINING KITCHEN – FOUR DOUBLE BEDROOMS – FAMILY BATHROOM – TWO ENSUITE – DRESSING ROOM - GOOD SIZE GARDENS – AMPLE DRIVE PARKING – GARAGE.

INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY ON OFFER.



LOCATION: Delightful cul de sac position in the semi rural village of Stalmine, accessed from either Carr End Lane or Hall Gate Lane. Within easy travelling distance of Knott End, Poulton and Blackpool and close to a handy convenience store and good local Schools. **STYLE:** Modern double fronted detached family home. **CONDITION:** Well maintained property ready to walk into. **ACCOMMODATION:** Ground Floor; light and airy entrance hallway with large cloakroom W.C, Study and separate office to the front. Good size lounge with feature fireplace and side windows which leads via French doors into the conservatory, currently used as the dining area. Open plan fully fitted kitchen/diner which has an extensive range of high & low units, integrated appliances, breakfast bar and separate utility. First floor; Master bedroom with fitted wardrobes and en suite shower room. The 2nd bedroom also has an ensuite shower room plus a dressing area. Two further double bedrooms, one with fitted wardrobes and family bathroom with corner bath, shower, W.C and basin **OUTSIDE:** Large lawn to the front with stone chip driveway suitable for numerous vehicles, leading via double wooden gates to the detached double garage which has a garden room to its rear. The good-sized rear garden is mainly laid to lawn with shone chip pathways, floral borders, ornamental pond with wooden bridge and raised patio area with brick BBQ. **SERVICES:** All mains services are connected, gas central heating and double-glazing installed. **COUNCIL TAX:** The property is listed as Council Tax Band E. (Wyre Council). **EPC RATING - C** **TENURE:** The tenure of the property is freehold. **VIEWING:** By appointment through the Agent's office.