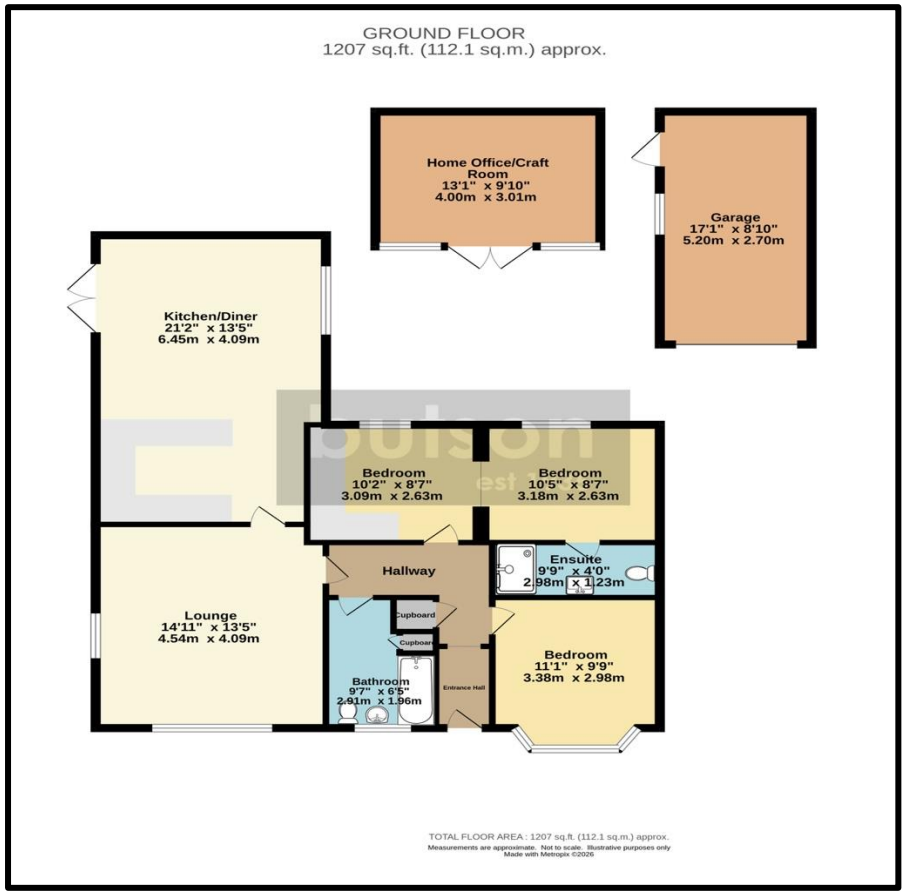










12 POPLAR AVENUE, POULTON-LE-FYLDE, FY6 8JD

£359,950

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 TRUE BUNGALOW / SOUGHT AFTER LOCATION.

THIS MODERNISED AND WELL PRESENTED DETACHED TRUE BUNGALOW COMES READY TO WALK INTO AND PROVIDES SUPRISINGLY SPACIOUS ACCOMMODATION THROUGHOUT. SITUATED IN A MOST CONVENIENT CUL DE SAC POSITION WITHIN EASY WALKING DISTANCE TO POULTON TOWN CENTRE. THE ACCOMMODATION BRIEFLY INCLUDES, ENTRANCE HALL, MAIN RECEPTION ROOM AND LIVING KITCHEN WITH VAULTED CEILING. THREE BEDROOMS (CURRENTLY LAID OUT AS TWO), BATHROOM AND EN SUITE. FULLY BOARDED LARGE LOFT AREA. GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE DRIVE FRONTAGE, GARAGE AND GARDEN SPACE.













LOCATION: Cul-De-Sac position, occupying a most convenient and sought after residential location (SAT NAV FY6 8JD) just off Carr Head Lane, within a short walk for most of Poulton town centre and all its handy amenities.

STYLE: Detached true bungalow with rendered elevations.

CONDITION: Extremely well maintained throughout having been fully refurbished. Ready to walk into with a contemporary finish.

ACCOMMODATION: Ground Floor; entrance hallway with built in storage cupboard. Good size reception room, open plan living dining kitchen to the back which has been very well appointed with feature vaulted ceiling. The kitchen provides an extensive range of modern fitted units, appliances and breakfast bar opening to the dining / sitting area with French windows out to the garden. Off the inner hall there is a master bedroom to the rear which has been opened into bedroom 3 providing a dressing area and ensuite. A second double bedroom can be found to the front of the property with a bay window. Well-appointed bathroom suite.

OUTSIDE: Landscaped gardens. The front provides a double width tarmac driveway providing off road parking and leads to a good size garage, small borders and planted shrubs. The side and rear garden is designed for easy maintenance with artificially laid lawn, paved paths and patio with surrounding borders feature summer house. A newly built outdoor office/craft room is located towards the rear garden and is connected to electric.

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

COUNCIL TAX: The property is listed as Council Tax Band D. (Wyre Borough Council).

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

VIEWING: By appointment through the agent's office.