









38 LINDSAY AVENUE, POULTON-LE-FYLDE, FY6 8BQ

£425,000

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15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

SURPRISINGLY SPACIOUS DETACHED FAMILY HOME – NO ONWARD CHAIN.

A must view, this detached and extended property would make an ideal family home having been recently renovated throughout. Providing a modern family layout with open plan living and contemporary style of decor and fittings. A home providing accommodation truly ready to walk in to. Occupying a most convenient and popular location close to Poulton centre and near to good local schools. The layout briefly comprises; front reception room and rear open plan living dining kitchen. Three double bedrooms, bath and shower room suites. Upvc double glazing and gas central heating. Well presented gardens, drive parking and garage.

Early viewing is a must to appreciate the standard and style of this property on offer.













LOCATION: Lindsay Avenue can be accessed just off Hodgson Place off Hardhorn Road or Westby Way leading from Garstang Road West. The property is just a short walk from Poulton centre for most with its handy everyday amenities and nearby to local bus routes.

STYLE: A slightly elevated, detached dormer style property providing plenty of accommodation and generous size rooms.

CONDITION: The property has recently undergone full renovation providing a modern contemporary style and fittings.

ACCOMMODATION: Ground Floor; side entrance hallway with staircase leading off and handy cupboard. Front lounge with feature fireplace and double bedroom. Spacious open plan living dining kitchen across the back of the property, modern re fitted kitchen with a good range of fitted wall and base units feature island and breakfast bar with inset hob and integrated extraction. French doors provide access out to the rear. Fully tiled, modern bathroom suite. First floor; light landing area with velux windows, two good size bedrooms with plenty of storage space and modern shower room with His & Hers double shower, wash hand basin and w.c.

OUTSIDE: Attractive front with a range of planted shrubs, bushes and trees set within a rockery. Resin pattern driveway proving ample parking space and access to the garage. All set behind a low-level front brick wall. The rear garden is well presented with brick paved patio and pathway, artificial lawn and raised small ornamental pond. Steps lead to a second section with artificial lawn and planted borders providing privacy.

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

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

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

VIEWING: By appointment through the Agent's office.