



**4 OLDFIELD MEWS,  
OLDFIELD CARR LANE,  
POULTON-LE-FYLDE,  
FY6 8EN**

**£525,000**



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## Individual, detached home in an excellent residential location.....

This spacious family property sits in what feels like a semi-rural location yet within easy reach of Poulton town centre, good local Schools and motorway access. The property provides well maintained accommodation with good size rooms throughout including a large (15'5 x 32') living / dining / kitchen. Additional accommodation includes; three / four double bedrooms, lounge, office (bedroom 4), utility room and three ensuites. Double glazing and air source heat pump.

Good size gardens with South Easterly aspect to the rear and spacious driveway.

Viewing is a must.



**LOCATION:** Occupying a most convenient and sought after residential location just off Carr Head Lane and Oldfield Carr Lane. Within a short walk for most of Poulton town centre and all its amenities. Nearby are good primary and secondary schools and transport service routes.

**STYLE:** Individual, detached family property

**CONDITION:** A well maintained property with a neutral décor and ready to walk in to.

**ACCOMMODATION:** Ground Floor; central entrance hall with staircase leading off and built in cupboard. Lounge with French doors to the back garden and study / playroom / fourth bedroom. Fantastic open plan dining kitchen with sitting area to the back of the property enjoying views out to the garden. Utility room and cloak W.C. First Floor; Two double bedrooms to the front both with ensuite shower rooms. Master bedroom suite to the rear with Ensuite bathroom, dressing room and good size bedroom with French doors and Juliet balcony.

**OUTSIDE:** Large brick paved frontage with screen hedging providing ample parking for several vehicles. Side gates and pathway. Good size rear garden with patio area adjacent to the property ideal for BBQ's and seating. Steps then lead to a large lawn area with decked seating area, established borders with planted conifers and trees.

**SERVICES:** Air source heat pump provided central heating and 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.