



**2 GARRATT CLOSE,
POULTON-LE-FYLDE,
FY6 7XG**

**OFFERS IN EXCESS OF
£389,995**



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*****RECENTLY CONSTRUCTED / FIRST CLASS LOCATION*****

This four-bedroom detached family house on the sought after 'Pavillion Estate', (Built by Redrow Homes) offers great accommodation with a modern open plan layout to the rear.

The property is within easy reach of nearby convenience amenities and a stone's throw to Poulton Train Station and village centre with its bustling cafe' culture and popular restaurants. The advantage of being in the catchment area for good local schools is also a bonus.

A must view to appreciate the accommodation on offer.



LOCATION: Situated off Station Road and Garrett Close in Poulton. The property is within easy reach of nearby amenities including Poulton Train station, excellent Schools and a range of eateries. The M55 motorway link is within a short drive.

STYLE: Modern build, detached home.

CONDITION: Very well-presented accommodation with a neutral style of décor throughout, ready to walk into.

ACCOMMODATION: Ground Floor; entrance hallway with storage and stairs leading off. Front reception / Lounge and fully fitted kitchen/diner to the rear with a wide range of wall and base units with integrated appliances, cupboard with space for washing machine and tumble dryer, Utility Room and separate W.C, French doors out to the rear garden.

First Floor; landing area, master bedroom with en suite shower room, three further bedrooms and modern family bathroom.

OUTSIDE: Well-presented corner gardens, the front with small lawn area and borders with driveway providing ample off-road parking and leads to a single integrated garage with up and over door. The rear is mainly lawned with planted borders and patio area

SERVICES: All mains services are connected, GCH, and UPVC double glazing.

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

EPC RATING - B

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

VIEWING: By appointment strictly through the Agents office.