



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

£450,000



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

This popular 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 café culture and popular restaurants. The accommodation has been modified by the present owner including the addition of a brick entrance porch and an extension to the garage plus landscaping to the gardens. This property has the advantage of being in the catchment area for good local schools.

A must view to appreciate the accommodation on offer.



LOCATION: Situated off Station Road in a quiet cul de sac position and not overlooked to the front. 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 porch and hallway with storage and stairs leading off. Cloak room W.C. Front reception / Lounge and fully fitted kitchen/diner with sitting area to the rear with a wide range of wall and base units, integrated appliances and central island/breakfast bar. Sliding patio doors provide access out to the rear and covered patio seating area. Separate utility room plumbed for washer and drier and side door onto the driveway. First Floor; landing area, master bedroom with en-suite shower room and built in fitted wardrobes, three further bedrooms and modern family bathroom.

OUTSIDE: Well-presented gardens, the front with small lawn area and borders with driveway providing ample off-road parking and leads to an extended garage with electronic up and over door. The rear has been landscaped and provides a sunny aspect mainly laid to lawn with planted borders, patio seating area and brick-built BBQ. Space behind the garage is useful and ideal for bins storage.

SERVICES: All mains services are connected, gas central heating, heating and 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.