



**6 MOORWAY,  
 POULTON-LE-FYLDE,  
 FY6 7EX**

**OFFERS OVER  
 £325,000**



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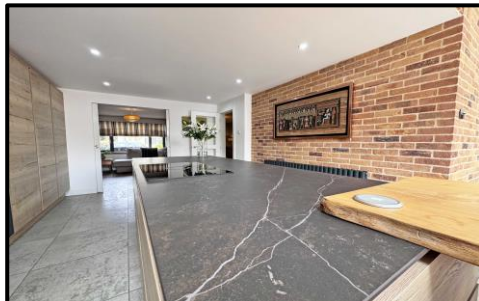
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**STUNNING SEMI-DETACHED HOUSE IN A MUCH SOUGHT AFTER LOCATION.  
EARLY VIEWING ESSENTIAL TO APPRECIATE THE QUALITY ON OFFER.**

Occupying a very popular residential position just off Moorland Road and near good primary and secondary schools, an excellent opportunity for a young family or perhaps somebody downsizing. Within walking distance for most into Poulton town centre this spacious three-bedroom semi-detached house comes appointed to the highest standard including jaw dropping extended kitchen and living area. The accommodation briefly comprises; front snug / lounge, living kitchen. Three good bedrooms and bathroom.

Gas central heating and UPVC double glazing. Off road parking for two vehicles, shared driveway, single garage and generous gardens.



**LOCATION:** Occupying an extremely convenient position just off Moorland Road, close to good local schools and within easy walking distance to Poulton town centre. Transport service routes are also within easy reach.

**STYLE:** Popular, extended three-bedroom semi-detached house.

**CONDITION:** Immaculately presented and finished to the highest standard including bespoke fittings.

**ACCOMMODATION:** Comprising, Ground floor; brick-built porch under slate roof opening to the spacious hallway and cloak room W.C / utility area. Front snug / lounge with feature fitted wood burning stove and pocket sliding doors. Extended living kitchen with a high specification fully fitted bespoke kitchen with feature breakfast / dining area. Aluminium sliding patio doors with encapsulated blinds leading out to the garden space. First Floor; three good bedrooms, two with fitted furniture and modern tiled bathroom W.C.

**OUTSIDE:** The frontage provides off road parking for 2 vehicles with a resin driveway and electric car charger & power point. The side provides access to a secure garage. The landscaped rear is the perfect sun trap with tiled patio seating area and raised beds.

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

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

**COUNCIL TAX:** The property is listed as Council Tax Band C (Wyre Borough Council)

**VIEWINGS:** By telephone appointment through the Agent's office.