



\*\*\* SEMI-DETACHED CHARACTER HOME / OPEN PLAN REAR WITH KITCHEN AND LIVING SPACE.\*\*\* SITUATED IN A MOST CONVENIENT RESIDENTIAL AREA WITHIN CARLETON VILLAGE THIS TRADITIONAL FOUR BEDROOM SEMI DETACHED HOME HAS BEEN EXTENDED AND RE MODELLED TO THE GROUND FLOOR PROVIDING A FANTASTIC AND TRENDY OPEN PLAN LIVING SPACE. THE PROPERTY IS READY TO WALK IN TO AND WOULD BE IDEAL FOR A YOUNG FAMILY. THE ACCOMMODATION BRIEFLY COMPRISES; VESTIBULE AND HALLWAY. SNUG LOUNGE. OPEN PLAN KITCHEN, DINING AND LIVING AREA. CLOAK ROOM W.C. TWO BEDROOMS AND DRESSING ROOM (PREVIOUSLY BEDROOM 3) AND BATHROOM W.C. SECOND FLOOR ROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING. OFF ROAD PARKING TO THE FRONT AND GOOD SIZE GARDEN TO THE REAR. VIEWING IS HIGHLY RECOMMENDED.



**LOCATION:** Occupying a prominent main road position (SAT NAV FY6 7QB), within a few minutes walk of good local Schools, shops and on transport service routes to Blackpool, Poulton and Cleveleys.

**STYLE:** Traditional semi-detached house that offers modern accommodation over three floors.

**CONDITION:** Extremely well-presented and modern design throughout having undergone refurbishment in recent years.

**ACCOMMODATION:** Ground Floor; entrance vestibule leading to hallway with staircase leading off. Front snug / lounge with feature fireplace and surround. The back of the property provides an excellent open plan living area and social space with fully fitted kitchen and breakfast bar. Dining and living area with Velux fitted windows and bi-folding doors out to the garden. Off the kitchen, cloakroom w.c. First floor; with split level landing and stairs off. Good size master bedroom with fitted wardrobes, front bedroom and dressing room (previously a single bedroom). Family bathroom suite with shower, wash hand basin and w.c. Second floor; landing area with storage cupboard, good size room with eaves storage space and Velux windows.

**OUTSIDE:** The frontage has made full use of the space and provides off road parking for two vehicles. The back garden is a good size with paved patio / bbq area leading onto the lawn with raised borders. To the back of the garden a storage shed has power laid on which the current owners house washer and drier.

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

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

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

**VIEWING:** By appointment through the agents' office.