



**187 GARSTANG ROAD EAST,
POULTON-LE-FYLDE,
FY6 8JH**

£475,000



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LARGE DETACHED FAMILY HOME OCCUPYING A PROMINENT POSITION ON THE EDGE OF POULTON AND SET BACK FROM THE MAIN ROAD.

OFFERING A SPACIOUS AND EXTREMELY VERSATILE LAYOUT THIS HOME OFFERS FANTASTIC POTENTIAL. THE PROPERTY DOES REQUIRE GENERAL UPDATING PROVIDING A BUYER WITH A BLANK CANVAS. THE ACCOMMODATION BRIEFLY COMPRISES – ENTRANCE PORCH, THREE RECEPTION ROOMS, LARGE BREAKFAST KITCHEN. FOUR DOUBLE BEDROOMS, SHOWER ROOM, EN SUITE AND FAMILY BATHROOM. LARGE INTEGRAL GARAGE. GOOD SIZE SOUTH FACING REAR GARDEN, LOTS OF PARKING. AN EXCELLENT FAMILY HOME OFFERING A GREAT OPPORTUNITY AND NO CHAIN.



LOCATION: Occupying a prominent position on the outskirts of Poulton and set well back from the main road. The property is within a stroll for most to Poulton town centre and all it's facilities, the train station and easy access to the M55 motorway links.

STYLE: An individual, detached dormer style family home offering spacious and versatile accommodation which must be viewed.

CONDITION: The property has been well maintained over the years, but we feel it lends itself for someone looking to renovate and create their own space.

ACCOMMODATION: Ground-floor; entrance porch and hallway with staircase leading off and access to the garage. L shaped front reception room with fireplace leading to the rear sitting / dining room. Second large reception room and sitting area with w.c and shower. Very spacious breakfast kitchen with a wide range of fitted units and appliances, access out to the rear. First Floor; landing area. Master bedroom with full ensuite including jacuzzi bath, shower, w.c and his & hers sinks. Three further double bedrooms and bathroom w.c.

OUTSIDE: The property enjoys a generous size plot. The front provides a wide driveway providing plenty of off-road parking and access to the garage. Small lawn area and borders set behind a low-level wall. The back garden provides a South facing aspect with laid lawns, planted side borders and patio seating area. A generous space to the rear ideal for any growing family.

SERVICES: All mains services are connected. Gas central heating and double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band F (Wyre Borough Council)

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

VIEWINGS: By appointment through the Agent's office.