



9 GARRATT CLOSE,  
POULTON-LE-FYLDE,  
FY6 7XG

OFFERS OVER £369,000



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**\*\*\*RECENTLY CONSTRUCTED AND EXTREMELEY CONVENIENT LOCATION / NO CHAIN\*\*\***

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 cafe' culture and popular restaurants. The accommodation briefly comprises; front reception room and open plan living kitchen to the rear. Four good bedrooms with en suite to the master. Landscaped gardens and detached garage with off road parking. 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. EPC: B



**LOCATION:** Situated off Station Road and Garratt Close in Poulton, not overlooked to the front and a quiet cul de sac position! 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 an up-to-date style of décor throughout, ready to walk into.

**ACCOMMODATION:** Ground Floor; entrance hallway with stairs leading off and cloak room W.C. Front reception room overlooking green space and fully fitted kitchen/diner with sitting area to the rear with a good range of wall and base units and integrated appliances. Sliding patio doors provide access out to the rear garden. First Floor; landing area, master bedroom with en suite shower room and 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 a single garage with up and over door. The rear has been landscaped and provides a sunny aspect mainly laid to lawn with well stocked planted borders, patio seating area and BBQ.

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

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

**TENURE:** We are advised the tenure of the property is Freehold

**VIEWING:** By appointment strictly through the Agents office.