



**62 MOORLAND ROAD,
POULTON-LE-FYLDE,
FY6 7EU**

£470,000



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A DETACHED FAMILY HOME WITH SPACIOUS AND VERSATILE ACCOMMODATION

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SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND WITHIN A SHORT DISTANCE OF POULTON CENTRE, THIS DETACHED PROPERTY OFFERS A FANTASTIC OPPORTUNITY FOR A YOUNG FAMILY. MID CENTURY AND INDIVIDUALLY DESIGNED, THE HOME BRIEFLY COMPRISES; TWO / THREE RECEPTION ROOMS, BREAKFAST KITCHEN, PANTRY, FOUR / FIVE BEDROOMS, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM WC. PLENTY OF USEFUL STORAGE SPACE AND UTILITY AREA. GAS CENTRAL HEATING, DOUBLE-GLAZING AND SOLAR PANELS. PRIVATE AND WELL MAINTAINED GARDENS, DRIVEWAY PARKING FOR UP TO THREE VEHICLES AND INTEGRAL GARAGE.



LOCATION: Occupying a very popular and sought after main road position on Moorland Road found off either Breck Road or Garstang Road East (SAT NAV FY6 7EU). A short walk to local shops, Schools and transport service routes. The property is also within a reasonable walking distance to Poulton town centre.

STYLE: Detached, architect designed family home.

CONDITION: The property has been very well maintained over the years and now presents a great opportunity for a new owner to create their own family home.

ACCOMMODATION: Ground floor, entrance vestibule, spacious hallway with staircase leading off, cloakroom and access into the integrated garage. Good size lounge leading to the dining room and conservatory. Extended front study/bedroom with built in cupboard. Kitchen with breakfast area and door out into the garden. Inner hall with utility space and access to a bedroom / sitting room with doors onto the garden. (This could provide a great space for extended family.) First Floor; landing area, three good size bedrooms one with access to the loft and bathroom with separate shower and bath .

OUTSIDE: Paved patio frontage with driveway providing off road parking and access to the integral garage which has a useful sink area. Well established planted borders and lawn. The rear garden is a great space with patio seating areas, well maintained established borders and lawn. Handy brick built store.

SERVICES: All mains services are connected, gas central heating, double glazed. and solar panels

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

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

VIEWING: By appointment through the agents office.