

Detached Mansion style property providing very spacious accommodation in a fantastic residential location and no onward chain.

Close to Poulton town centre and all its popular amenities including the railway station for commuters, Schooling facilities such as Rossall and Kirkham Grammar for private and great local Primary and Secondary Schools. The property is extremely well maintained having just undergone cosmetic enhancement ready for marketing and providing a blank canvass. The layout provides approximately 4,600 Sq Ft set over three floors including impressive entrance, three reception room, large kitchen and diner with conservatory room. Five bedrooms all with en suite facilities. Externally you will find security entrance gates and large driveway, triple garage and rear garden. Early viewing essential to appreciate the size of property and No Chain.



LOCATION: Situated in one of Poulton's most sought after and convenient locations and within easy reach of the town centre and all its amenities. Blackpool and Preston are within easy reach as is access to the M55 motorway.

STYLE: Very impressive double fronted modern detached home. Grand hallway with a central wooden staircase complemented by a stunning feature chandelier.

CONDITION: A quality property appointed to a very high standard, ready to walk into.

ACCOMMODATION: Impressive entrance hallway with central wooden staircase and glossy tiled flooring, large lounge (13'6 x 22'9) featuring a contemporary fireplace, sitting room leading through to the kitchen/diner designed open plan and finished to a very high level with a large central island and integral appliances. Separate utility room. A follow through conservatory off the kitchen overlooks the garden. Study / playroom and cloaks wc. First Floor: Galleried landing, spacious master suite (15'11 x 18'7) offering fitted walk-in wardrobe and en-suite with his and her sinks. Bedroom two is a large double with en-suite facilities and walk-in wardrobe, two further bedrooms which are both en-suite. To the second floor you will find a large room currently designed as a bedroom suite, ideal for a teenager with its own en-suite and wardrobe.

OUTSIDE: Brick drive, set behind large metal gates that ensure privacy and security, while offering ample parking space. Triple car garage (16'9 x 30) with fitted electric doors and internal access to the home. Rear garden with paved patio, wooden decking for outside seating and a low-maintenance grassed area.

SERVICES: Gas central heating installed and double glazing.

TENURE: The tenure of the property is freehold.

COUNCIL TAX BAND: The property is listed as Band G, Wyre Borough Council.

EPC: