



**2 CARNELIAN CLOSE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7YT**

£200,000



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*****RECENTLY CONSTRUCTED / CONVENIENT LOCATION*****

This three-bedroom mid terrace home on the Moorfield Park development just off Garstang Road East offers immaculate accommodation with a modern layout. An ideal opportunity for a first-time buyer or investor. Located in a desirable area the property offers easy access to local amenities, schools and transport links being just a couple of minutes away from shops, cafe's, restaurants and the train station. Off road parking for two vehicles with electric car charging point.

Must view to appreciate the accommodation on offer.



LOCATION: Situated just off Garstang Road East. The M55 motorway link is within a short drive.

ACCOMMODATION: Ground Floor; Welcoming entrance hallway, well proportioned front reception room with feature panelling. Fully fitted, open plan kitchen/diner to the rear with a wide range of wall and base units and French doors out into the rear garden. First Floor; landing area, master bedroom with en-suite shower room, two further bedrooms, one currently used as an office. Modern shower room.

OUTSIDE: Well-presented frontage with off-road parking for two vehicles and electric car charging point. The private landscaped rear garden is mainly paved with a seating area and central feature pond surrounded by a gravel border.

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

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

TENURE: We are advised the tenure of the property is Freehold but must be confirmed with solicitors.

VIEWING: By appointment strictly through the Agents office.

EPC RATING: B