



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

£170,000



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RECENTLY CONSTRUCTED / READY TO WALK IN TO

This two-bedroom mid terrace home situated on the Moorfield Park development just off Garstang Road East offers well presented accommodation with a modern layout. An ideal opportunity for a first-time buyer or investor. Located in a desirable area, parallel to Garstang Road, 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, good sized rear garden with decked patio.

Must view to appreciate the accommodation on offer.



LOCATION: Situated just off Garstang Road East within easy reach of Poulton centre handy for all amenities, restaurants, cafes and shopping. Good local Schools are nearby and The M55 motorway link is within a short drive.

ACCOMMODATION: Ground Floor; entrance hallway, well proportioned front reception room. 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, further double bedroom. Modern family bathroom with over bath shower room.

OUTSIDE: Well-presented frontage with off-road parking. The rear garden is mainly lawned with a decked patio area.

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 Agent's office.

EPC RATING: B