



4 Carnelian Close, Poulton-le-Fylde,
Lancashire, FY6 7YT

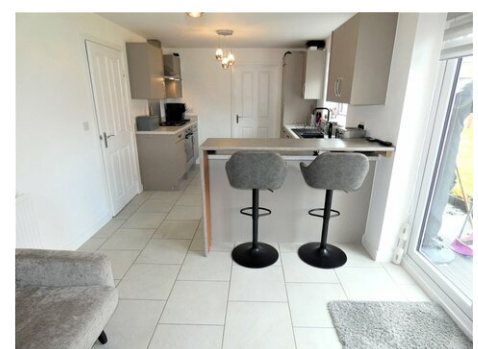
offers over £299,950

Who wouldn't want the benefits of buying a 'new' home in Poulton... but WITHOUT THE WAIT TIME ! A beautiful Four Bedroom Detached with two separate Reception Rooms PLUS a Contemporary open plan Living Space to the rear. Immaculate throughout and sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Open Plan Living Kitchen with Utility
- Ground floor WC
- Four Bedrooms - Master en-suite
- Family Bathroom
- Garage AND additional Parking



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Hall: UPVC double glazed door, Radiator.

Lounge: 13'1" x 10'10" (4.00 m x 3.30 m) Feature media wall with a contemporary inset focal point fire, TV point, UPVC double glazed window, Radiator.

Dining Room: 10'10" x 9'10" (3.30 m x 3.00 m) UPVC double glazed window, Radiator.

Living Kitchen: 20'8" x 9'6" (6.30 m x 2.90 m) Wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Built in oven and hob with extractor over, One and a half bowl sink with mixer tap, Integrated dishwasher, fridge and freezer, Tiled floor, TV point, UPVC double glazed window, UPVC double glazed patio doors, Radiator.

Utility Room: 6'3" x 5'3" (1.90 m x 1.60 m) Base units with complementary worktops, Plumbed for washing machine, UPVC double glazed door.

WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 15'1" x 10'10" (4.60 m x 3.30 m) A range of modern fitted wardrobes and matching furniture, TV point, UPVC double glazed window, Radiator.

En-Suite: Comprising step in shower, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 8'6" (3.50 m x 2.60 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'10" x 8'10" (3.00 m x 2.70 m) UPVC double glazed window, Radiator.

Bedroom 4: 8'2" x 7'7" (2.50 m x 2.30 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front & Side: Mainly open plan lawns.

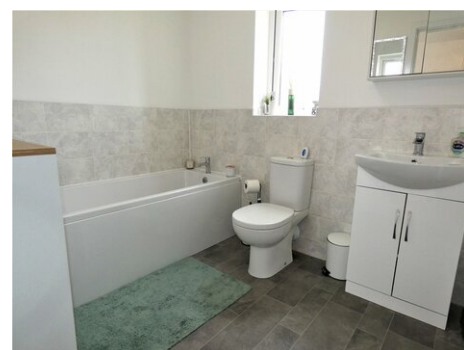
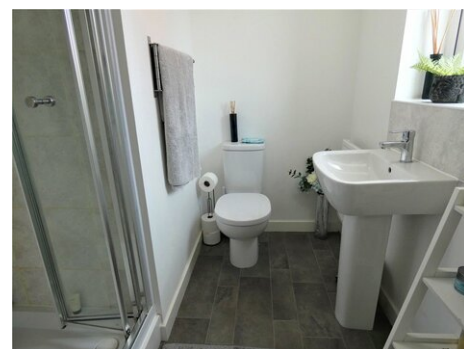
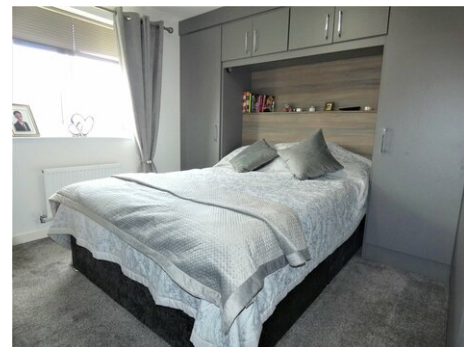
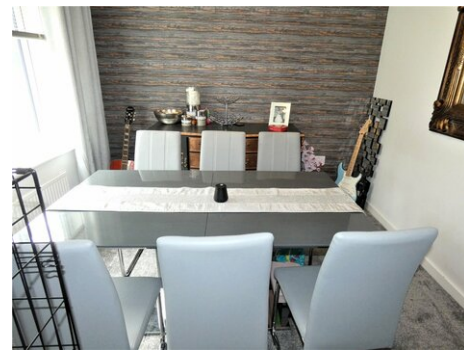
Rear: Lawn with timber deck areas.

Parking: Brick garage with power and light, Additional parking to the side.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - E £2722.78 (2024/25)



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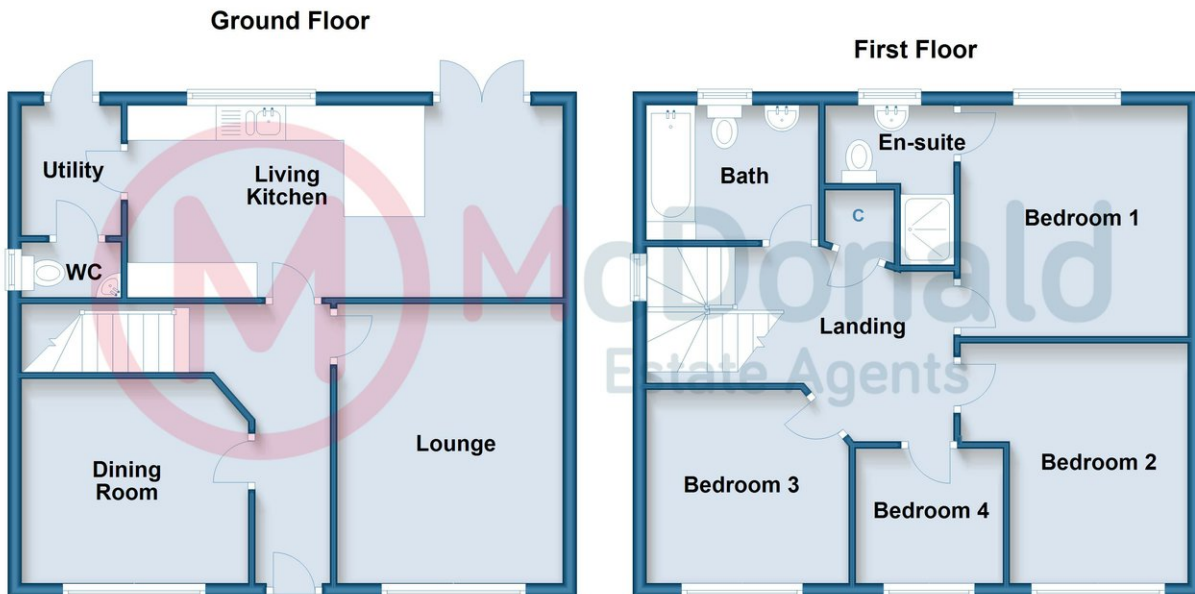


Directions: Take Garstang Road East heading away from town, after passing through the traffic lights at Poulton Drive/Aldon Road take the second left into Moonstone Crescent and finally first left into Carnelian Close.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		84	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			



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