

## 4 Bedroom Town House located in Poulton-le-Fylde.

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# 28E Breck Point Breck Road , Poulton-le-Fylde, Lancashire , FY6 7AQ



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## Asking Price Of £335,000

Welcome to Breck Point, situated in the heart of Poulton-le-Fylde. This 4 bedroom, three storey town house offers a bespoke, contemporary living space. Only a minutes walk to Poulton train station the property is located close to many local amenities.

THIS BEAUTIFUL THREE STOREY HOME IS NOT TO BE MISSED With over 6 years new build warranty remaining and many features on offer including 4 double bedrooms, 3 bathrooms, walk in wardrobe, utility

## FULL DESCRIPTION

### THIS BEAUTIFUL THREE STOREY HOME IS NOT TO BE MISSED

With over 6 years new build warranty remaining and many features on offer including 4 double bedrooms, 3 bathrooms, walk in wardrobe, utility space, off road parking and private balcony, viewing really is a must!

Located in the heart of Poulton-le-Fylde this home is only a few minutes walk to many local amenities including shops, restaurants, bars, schools and leisure facilities and a stones throw from Poulton-le-Fylde train station offering links to Preston, Manchester, Liverpool, Leeds and London.

#### Entrance hallway

**(5.38m x 2.08m)**

**17' 8" x 6' 10"**

Staircase with glass balustrade leading to the first floor. Under floor heating and doors leading the master suite, bedroom four, ground floor w/c, utility area and master suite.

#### Master Bedroom

**(3.71m x 3.51m)**

**12' 2" x 11' 6"**

Double bedroom providing a walk in wardrobe, en-suite shower room, under floor heating, carpeted flooring and a triple glazed window

#### En-suite

**(1.91m x 1.63m)**

**6' 3" x 5' 4"**

Partly tiled with separate shower cubicle, vanity wash basin, W.C, modern heated towel rail and in built tinted wall mirror

#### Ground floor W.C

**(1.62m x 0.80m)**

**5' 3" x 2' 7"**

#### W.C &

wall mounted hand wash basin with tiled splash back.

#### Bedroom 4

**(4.33m x 2.22m)**

**14' 2" x 7' 3"**

Double bedroom, carpeted flooring, two obscure windows and under floor heating. Alternative ideal ground floor office space

#### First Floor Landing

**(6.95m x 1.91m)**

**22' 9" x 6' 3"**

Staircase with glass balustrade. Spacious landing area with triple glazed window. This area could also be utilised as an office space.



### Bedroom 2

**(3.72m x 3.52m)**

**12' 2" x 11' 6"**

Double bedroom with two triple-glazed windows, carpeted flooring and under floor heating.

### Bedroom 3

**(4.38m x 3.45m)**

**14' 4" x 11' 3"**

Double bedroom with three triple glazed obscure windows, carpeting flooring and under floor heating.



### Main Bathroom

**(3.26m x 1.58m)**

**10' 8" x 5' 2"**

Fully porcelain tiled bathroom comprising of bath, wash basin with built in vanity unit, W.C , modern heated towel rail and in built tinted mirror.

Open Plan Kitchen & Living Space

**(6.84m x 5.98m)**



### 22' 5" x 19' 7"

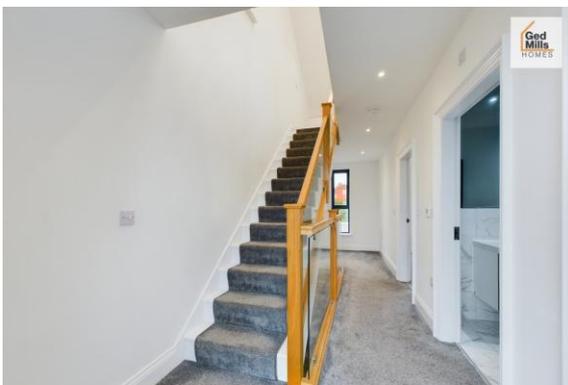
Staircase with glass balustrade leading up to a beautiful open plan living space with under floor heating.

Modern fitted kitchen with integral Siemens appliances inclusive of electric double fan oven, induction hob, dishwasher, fridge/freezer, sink and 'Quooker' hot tap.

Media wall with LED back lighting and wall mounted unit. Triple glazed sliding doors leading to private balcony with glass balustrade and views overlooking Poulton-le-Fylde town centre.



Velux skylights allowing natural light to enter the room along with additional spotlighting to the ceiling.





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## FLOORPLAN



## DIRECTIONS

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