



The Sunningdale, Granary Fields, Poulton Le Fylde, FY6 7BY

£215,000

Discounted to £215,000 from the Full Market Value of £268,750 as part of Wyre's Discount to Market Scheme (DMS) to help home purchasers buy a brand-new energy efficient home in the borough.

The discount lowers your deposit requirements and overall mortgage size and cost whilst providing you with a specification property, with all the benefits that come with a brand-new home which is backed by a 10-year NHBC guarantee.

Please get in touch for more information on how the DMS scheme works and how it can benefit you to move into your brand-new luxury home.

- ****INCENTIVES AVAILABLE****
- **Three Bedrooms / Two Bedrooms + Home Office**
- **Semi-Detached**
- **En-Suite to Master Bedroom**
- **NHBC 10 year Home Warranty**
- **Integrated AEG Appliances in Luxury Kitchen**

Successfully selling property since
1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



- **Wide Choice of Kitchen and Tiling Options**
- **Utility Room**
- **Two Parking Spaces**
- **Lawned Rear Gardens**

Measurements:

Lounge - 4.44m x 3.99m (14'7" x 13'1")
 Dining/Kitchen - 3.76m x 3.56m (12'4" x 11'8")
 Utility - 1.6m x 1.32m (5'3" x 4'4")
 Cloaks/WC - 2.01m x 1.32m (6'7" x 4'4")
 Bedroom 1 - 4.29m x 2.92m (14'1" x 9'7")
 En-Suite
 Bedroom 2 - 3.89m x 2.92m (12'9" x 9'7")
 Bedroom 3/Study - 2.64m x 2.31m (8'8" x 7'7")
 Bathroom - 1.96 m x 1.9m (6'5" x 6'3")

Kitchen and Utility Room:

- Fully fitted stylish kitchen with colour options
- AEG 5 burner gas hob
- AEG electric double oven
- Integrated fridge freezer & dishwasher
- Compact laminate worktops and upstands
- Water connection point for washing machine
- Stainless steel one and a half bowl sink with monobloc tap to kitchen
- Pelmet lighting to kitchen wall units

Bathrooms and En-suite:

- White sanitaryware from Roca or similar
- Vado brassware including overflow bath filler and rain fall shower fittings
- Full wall tiling to shower enclosures with feature tiling to back wall
- Full wall tiling to bath area with feature tiling to back wall
- Half tiling to remaining areas of bathrooms/ensuites
- Roca or similar vanity unit to main bathroom
- Chrome towel warmers
- Vanity bathroom mirror with shaving point & USB socket

Internal Finishes:

- White 'Dordogne' style internal doors
- Satin Nickel door furniture
- Front door – 5 lever mortice lock. External in black, blue or green. Internal in white.
- Contemporary flush ceilings painted white
- Walls painted in a warm white
- Moulded architraves and skirtings painted white

External Finishes:

- Gardens will be turfed and have a basic level of landscaping
- Rear gardens will be enclosed by a timber fence
- Paved footpath in Raj Green Indian Stone with a large outdoor seating area
- Tegula block paved driveways
- External water point

Other Electrical:

- CAT 6 access points across the property connected to ultra-fast full fibre network – customer to make own arrangement with service provider for network connection
- Ample satin chrome power, TV and network points throughout
- LED downlighters to kitchen and bathrooms
- Fully installed security alarm system
- External wall lights to external doors
- Doorbell fitting
- Electric car charging point
- External socket to rear

Successfully selling property since 1948.

Energy Efficiency and Heating:

- UPVC double glazed windows with security locks
- Central heating via a gas boiler and radiator system
- One/Two zone system with NEST smart thermostats
- Loft, cavity wall & ground floors insulated to NHBC standard

NHBC:

- Each home will be independently inspected during construction by National House Building Council Inspectors and a 10 year certificate provided upon completion

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.



Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.



