



**18 GARNET CLOSE  
POULTON-LE-FYLDE,  
FY6 7XU**

**£270,000**



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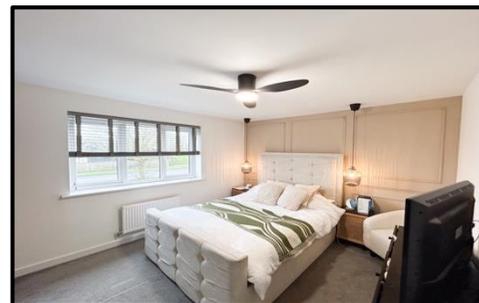
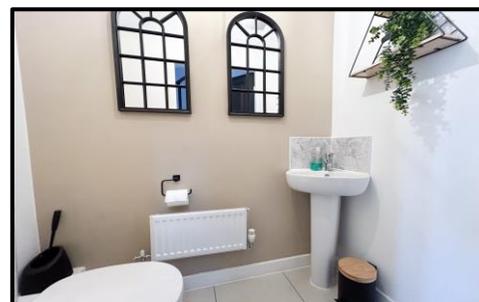
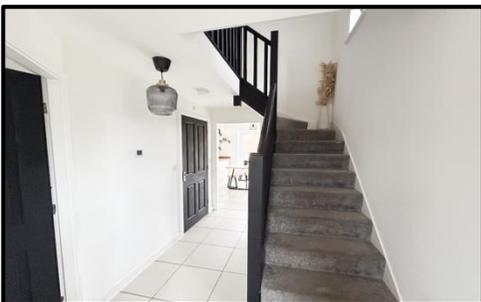
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**Modern detached family property, beautifully presented and ready to walk into.**

This three-bedroom detached family house on the Moorfield Park development offers great accommodation with a modern open plan layout to the rear, perfect for young families or even a down size.

The property is within easy reach of nearby convenience amenities and Poulton village center with its bustling cafe' culture, popular restaurants and train station. Also with the added advantage of being in the catchment area for good local schools is also a bonus.

A must view to appreciate the accommodation on offer.



**LOCATION:** Situated just off Garstang Road East on the Poulton border. The property is within easy reach of nearby amenities including Poulton Train station, excellent Schools and a range of eateries. The M55 motorway link is within a short drive.

**STYLE:** Modern build detached home.

**CONDITION:** Very well-presented accommodation with stylish neutral décor throughout, ready to walk into.

**ACCOMMODATION:** Ground Floor; porch, entrance hallway with cloakroom/W.C. Front reception and fully fitted kitchen/diner to the rear with a wide range of wall and base units, utility room and French doors out to the rear garden. First Floor; light and airy landing area, master bedroom with en suite shower room, two further bedrooms and modern family bathroom suite.

**OUTSIDE:** Well-presented gardens, the front and side with small lawn area and borders, driveway providing ample off-road parking and leads to a single garage with up and over door. The private enclosed rear garden is landscaped with lawned areas and attractive laid patios

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

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

**EPC RATING - B**

**TENURE:** We are advised the tenure of the property is Freehold.

**VIEWING:** By appointment strictly through the Agents office.