



101 CARR HEAD LANE,  
POULTON-LE-FYLDE,  
FY6 8JB

£465,000



**CMP**  
Client Money Protect



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**\*\*\* IMMACULATELY PRESENTED DETACHED BUNGALOW  
IN A GREAT LOCATION \*\*\***

This detached home offers versatile and unique accommodation suitable to a range of buyers. Located in a sought after and convenient position close to good local schools, Poulton centre and transport links.

The layout briefly comprises; large breakfast kitchen, reception room/bedroom three, two double bedrooms both with en suite facilities, first floor lounge and office/snug.

Gas central heating and UPVC double glazing, well maintained large front and rear gardens, ample drive parking and brick-built garage..

**VIEWINGS HIGHLY RECOMMEND**



**ACCOMMODATION:** Ground floor; entrance vestibule and hallway with cloakroom W.C, front reception room with bay window currently used as a dining room (potential third bedroom). Large breakfast kitchen with a wide range of solid fitted units and granite worktops, two integrated fridge freezers, two integrated dishwashers and central island, French windows providing access to the rear garden and spiral staircase to the first floor. Separate utility room and side entrance vestibule. Master bedroom to the rear with en suite bathroom, fitted wardrobes and French windows, second double bedroom to the front with en suite shower room and fitted wardrobes. First floor, large lounge area with French windows and Juliet balcony overlooking the rear garden and beyond.

**OUTSIDE:** Large brick paved driveway to the front providing ample off-road parking and leading to the brick-built garage. Neat lawn area and surrounding borders set behind a low-level brick wall. Generous rear garden with raised flagged patio areas, lawn and deep surrounding borders with mature foliage.

**SERVICES:** All mains services are connected, gas central heating and Upvc double-glazing installed. Under floor heating to the kitchen, utility room and ensuites.

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

**TENURE:** We are advised the tenure of the property is freehold

**VIEWING:** Strictly by telephone appointment through the Agent's office and comes highly advised.