



28b Breck Road, Poulton-Le-Fylde,
FY6 7AQ

£399,950

**** LOCATION LOCATION LOCATION ****

What could be nicer than having not only the flourishing lifestyle of Poulton literally on your doorstep, but also being just steps away from the train station - no more morning parking worries for the commute or travel plans !

28b is unquestionably the finest Townhouse in this exclusive architect designed development - which is still only around five years old - and affords beautifully proportioned accommodation over three floors all finished to exacting standard, with quality fixtures and fittings throughout. Got to be experienced to be appreciated, an absolute MUST for any viewing shortlist.
NO ONWARD CHAIN.

- Large open plan Living area
- Gorgeous quality Breakfast Kitchen
- Four Bedrooms - Master with dressing area & En-Suite
- Stunning Family Bathroom
- Zone controlled Underfloor Heating
- Roof Garden & separate Balcony

Successfully selling property since
1948.



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Hall: Meter cupboard, Recessed lighting, Double glazed door.

WC: Low flush WC, Tiled floor, Wash basin, Extractor.

Living area: 22'0" x 15'5" (6.71 m x 4.70 m) Media wall with integrated sound system, Plantation shutters, Coved ceiling.

Breakfast Kitchen: 14'4" x 9'5" (4.37 m x 2.87 m) Stunning range of wall and base cupboard units with low profile quartz worktops and breakfast bar, Split level double oven and hob with extractor, Integrated fridge, freezer and dishwasher, Recessed sink with Quooker tap, Recessed lighting, Coved ceiling, Double glazed windows, TV point.

Utility: Recessed lighting, Plumbed for washing machine.

First Floor:

Landing: Double glazed door to glazed balcony, Recessed lighting.

Bedroom 1: 14'7" x 15'0" (4.44 m x 4.57 m) Walk in dressing area with fitted wardrobe and matching furniture, Coved ceiling, TV point, Floor to ceiling double glazed picture window with plantation shutters.

En-Suite: Three piece comprising; Large walk in shower, Wash basin, Low flush WC, tiled walls and floor, Recessed lighting, Extractor.

Bathroom: Stunning four piece comprising; Panelled bath, Step in shower, Integrated WC, Wash basin, Tiled walls and floor, Recessed lighting, Extractor.

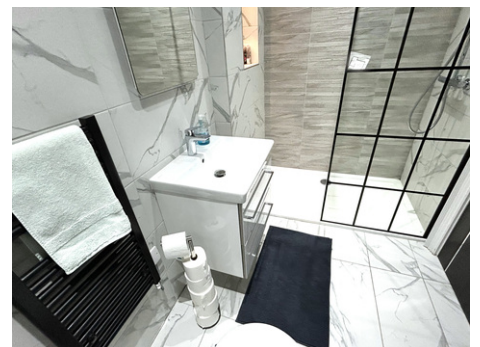
Bedroom 4: 10'5" x 9'5" (3.17 m x 2.87 m) Fitted wardrobes and matching furniture, TV point, Double glazed window.

Second Floor:

Landing: Double glazed patio doors to roof garden, Recessed lighting.

Bedroom 2: 18'0" x 9'5" (5.49 m x 2.87 m) Fitted wardrobes and matching furniture, Full length double glazed picture window with plantation shutters, TV point, Recessed lighting.

Bedroom 3: 14'2" x 8'7" (4.32 m x 2.62 m) Fitted wardrobes, TV point, Double glazed picture window with plantation shutters, Double glazed Velux window with remote blind.



Outside:

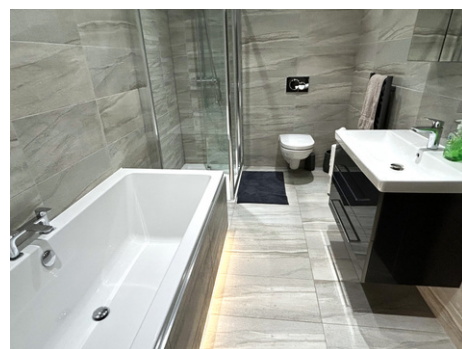
Roof Garden: Laid to artificial lawn with privacy frosted glass balconies.

Parking: Parking space to the front of the property.

Heating: Zone controlled underfloor 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: Integrated WC, Wash basin, Extractor, Tiled floor.

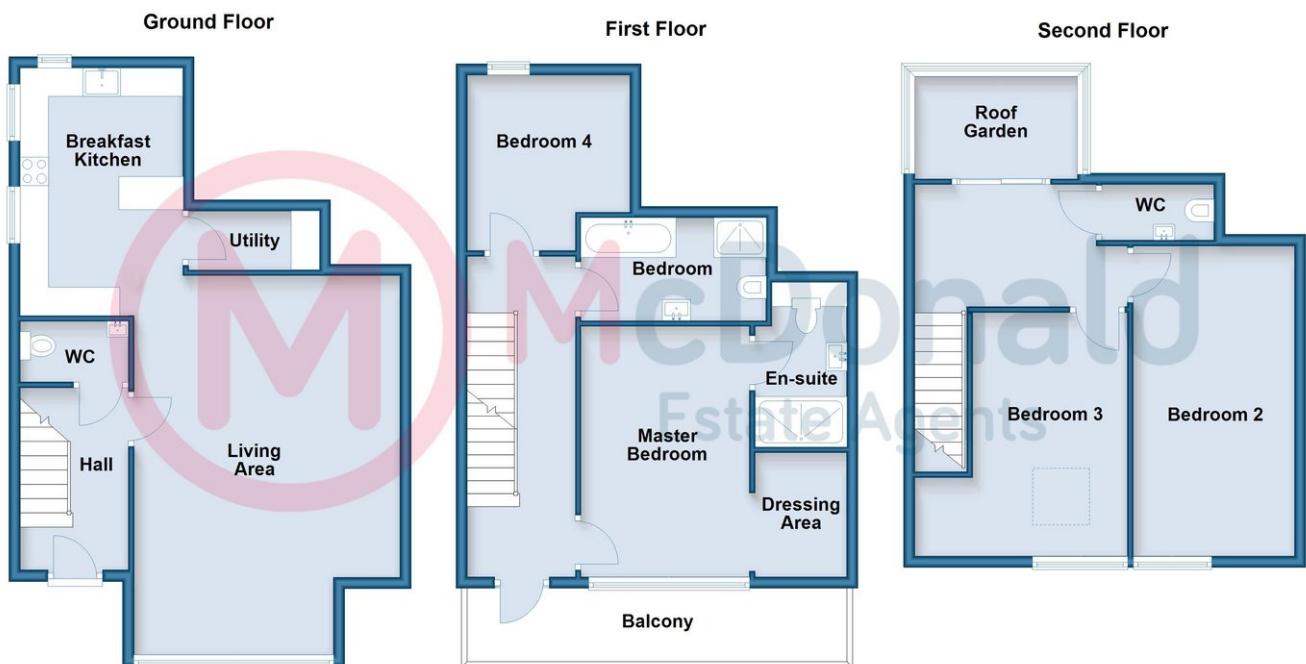


Directions: Leaving Poulton centre along Breck Road, the property is immediately on the right.

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 plus) A		
(81-91) B	86	86
(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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Breck Road

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