



**9 FARRIERS WAY,  
POULTON-LE-FYLDE,  
FY6 7AN**

**£305,000**



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**\*\*\*STYLISH MODERN TOWNHOUSE A STONES THROW TO  
POULTON CENTRE\*\*\***

THIS MODERN BUILD THREE STOREY TOWNHOUSE OFFERS WELL PROPORTIONED LIVING ACCOMMODATION THAT HAS BEEN WELL MAINTAINED WITH A CONTEMPORARY FINISH THROUGHOUT.

SITUATED IN PEACEFUL CUL DE SAC JUST OFF BRECK ROAD AND WITHIN EASY WALKING DISTANCE FROM POULTON CENTRE THE PROPERTY BRIEFLY COMPRISES; FITTED BREAKFAST KITCHEN, 'L' SHAPED LOUNGE, THREE BEDROOMS, FAMILY BATHROOM AND SHOWER ROOM. EASY MAINTENANCE GARDENS, OFF ROAD PARKING AND GARAGE.

VIEWING HIGHLY RECOMMENDED



**LOCATION:** Situated close to Poulton centre, handy for a range of amenities, bars and restaurants. A 10-minute walk from the train station and close to public transport routes to surrounding towns such as Cleveleys and Blackpool.

**ACCOMMODATION:** Ground floor; entrance hallway with cloak W.C and fitted breakfast kitchen with integral appliances and French windows onto the rear garden. First Floor; 'L' shaped lounge with fitted gas fire and surround, bedroom with fitted furniture and family bathroom suite. Second Floor; landing area with built in airing cupboard, master bedroom with fitted furniture and en suite shower room and further double bedroom.

**OUTSIDE:** The property has easy maintenance gardens, the front with tarmac driveway and small planted side border. The rear is well kept with slate and stone borders and patio seating area. Integral single garage.

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

**COUNCIL TAX BAND:** The property is listed as Band D (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.