

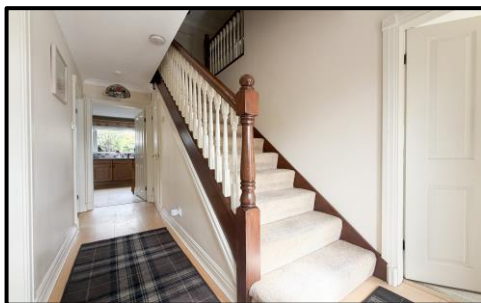
SPACIOUS DETACHED FAMILY HOME/ FANTASTIC LOCATION.....

RE LISTED THIS DETACHED FAMILY PROPERTY OFFERS SPACIOUS ACCOMMODATION WHICH HAS BEEN WELL MAINTAINED AND OFFERS GREAT POTENTIAL FOR A YOUNG FAMILY. IN A SOUGHT-AFTER RESIDENTIAL LOCATION CLOSE TO POULTON CENTRE, GOOD PRIMARY AND SECONDARY SCHOOLS AND HANDY FOR ALL AMENITIES. SITTING IN SPACIOUS GARDENS THE PROPERTY SHOULD APPEAL TO A VARIETY OF BUYERS.

THE LAYOUT BRIEFLY COMPRISES; HALLWAY, LOUNGE, DINING ROOM (POTENTIAL TO CREATE AN OPEN PLAN LIVING KITCHEN) AND BREAKFAST KITCHEN, FOUR GOOD BEDROOMS, EN SUITE AND BATHROOM. GAS CENTRAL HEATING AND DOUBLE-GLAZED.

LARGE DRIVEWAY FOR MULTIPLE VEHICLES, DETACHED GARAGE AND WELL-KEPT SURROUNDING GARDENS.

EARLY VIEWING IS HIGHLY RECOMMENDED.



Location: Situated in a very desirable area just off Hardhorn Road and Carr Head Lane (Sat Nav FY6 8EW). Within a convenient distance of Poulton centre and all it's amenities. Ideal for young families with both Primary and Secondary Schools within easy reach.

Style: Individually built, detached family property.

Condition: Well-maintained property providing an excellent opportunity and perhaps further development.

Accommodation: The entrance hall provides access to the staircase with useful under-stair storage, which also provides pantry space, a downstairs W.C. with wash basin, and the main living areas. The spacious lounge features a bay window and fireplace and leads through double doors into a separate dining room overlooking the garden. The breakfast kitchen is accessed from both the hallway and dining room and offers plenty of worktop space, along with room for a small dining table and chairs. There is also a useful utility room with a door leading to the side of the property. First Floor; A good-sized landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a generous size and benefits from a feature bay window and plenty of fitted wardrobe space. It also has an en-suite shower room. The second double bedroom is situated at the rear of the property and includes fitted wardrobes. The third good-sized bedroom is located at the front and benefits from fitted wardrobes. The fourth bedroom, which could also be used as a study, provides further fitted wardrobe space. Family bathroom comprises a bath with shower over, wash basin and W.C.

Outside: The front of the property provides ample off-road parking, and a wide driveway leading to a detached garage, easy maintained front with partly border shrubs. To the rear a raised seating area over looks a mostly laid to lawn garden with mature shrub borders and access to the garage.

Services: All mains' services are connected, gas central heating and double-glazing.

Tenure: We are advised the tenure of this property is freehold.

Council Tax: The property is listed as council tax band F (Wyre borough council)

Viewings: By telephone appointment through the agent's office.