



28A BRECK POINT,  
BRECK ROAD,  
POULTON-LE-FYLDE,  
FY6 7AQ

OFFERS IN THE REGION OF £325,000



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**\*\*\* THREE STOREY TOWN HOUSE IN THE HEART OF POULTON LE FYLDE \*\*\***

This immaculately appointed three double bedroom town house comes ready to walk into with a high standard of fittings and modern design for everyday living. Perfect for professionals or young families with the train station on your doorstep, ideal if an early morning commute is required for work! Walking distance for most to Poulton centre, with all it's amenities nearby as are good local primary and secondary schools. The accommodation briefly comprises; Open plan living area with designer Ulmo kitchen & Siemens appliances, spacious dining area, utility, three double bedrooms, master en-suite, bathroom and cloak W.C. Vaulted ceilings and 2 glass balustrade balconies . Under floor heating and allocated parking space. Early viewing comes highly recommended, freehold and no chain.



**LOCATION:** Situated at the top of Breck Road adjacent to Poulton train station (SAT NAV FY6 7AQ), within easy reach of the town centre and all amenities. Nearby are good primary and secondary schools, local transport routes and motorway access.

**STYLE:** Recently built, stylish, three storey town house.

**CONDITION:** Immaculately appointed, stylish accommodation with neutral décor throughout, ready to walk into.

**ACCOMMODATION:** Ground floor; entrance hall with cloak room W.C and utility room. Open plan living room with high specification kitchen, appliances and dining space. floor to ceiling triple glazed windows and Karndean flooring with underfloor heating. First floor; spacious landing area where you can create an office space or sitting area. Two double bedrooms, the front one provides access out to a glass balustrade balcony seating area. Fully tiled bathroom suite. Second floor; large master bedroom suite with en-suite bathroom, feature triple glazed window and sliding doors out to another glass balustrade balcony seating area.

**SERVICES:** All mains services are connected, gas central heating (underfloor and zone control) and triple glazing.

**COUNCIL TAX BAND:** The property is listed from an online search as council tax band E (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.

**EPC:** B