



**14 GARRATT CLOSE,  
POULTON-LE-FYLDE,  
FY6 7XG**

**£375,000**



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**\*\*\*RECENTLY CONSTRUCTED FAMILY HOME IN A FIRST-CLASS LOCATION\*\*\***

This popular four-bedroom, three storey townhouse is situated on the sought after 'Pavillion Estate', (Built by Redrow Homes) in Poulton town centre. This very well presented home offers great accommodation with a modern open plan layout to the rear. The property is within easy reach of nearby convenience amenities and a stone's throw to Poulton train station and village centre with its bustling café culture and popular restaurants. The accommodation has been extended to the rear of the ground floor to provide an impressive open plan living dining kitchen. Previously plans had been passed for an additional side extension providing further potential. This property has the advantage of being in the catchment area for good local schools.

A must view to appreciate the accommodation on offer.



**LOCATION:** Situated off Station Road in a quiet position. The property is within easy reach of nearby amenities including Poulton train station, excellent schools and a range of eateries. The M55 motorway link is within a short drive.

**STYLE:** Modern build three storey town house.

**CONDITION:** Very well-presented accommodation, ready to walk into.

**ACCOMMODATION:** Ground Floor; Entrance Hall, downstairs w.c. Modern front lounge, stunning kitchen with integrated appliances, quartz worktops and island, good sized dining area and bifold doors into the garden. First Floor; landing area, three bedrooms and modern family bathroom. Second Floor; Large principal bedroom suite with built in wardrobes and en-suite shower room.

**OUTSIDE:** Well-presented gardens, the front with small lawn area and borders with driveway providing ample off-road parking and leads to an extended garage with electronic up and over door. The rear and side gardens have been landscaped and provides a sunny aspect mainly laid to lawn with planted borders, patio seating area and brick-built BBQ. Space behind the garage is useful and ideal for bins storage.

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

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

**EPC RATING - B**

**TENURE:** We are advised the tenure of the property is TBC.

**VIEWING:** By appointment strictly through the Agents office.