



**18 Garnet Close, Poulton-le-Fylde, FY6 7XU**

**Price: £265,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- Modern Detached Home On Corner Plot
- Stylish Open Plan Kitchen Diner
- Bright Living Room With Front Aspect
- Three Well Proportioned Bedrooms
- En Suite To Principal Bedroom
- Enclosed Rear Garden With Patio Area
- Garage And Driveway Parking
- Council Tax Band - D

# 18 Garnet Close, Poulton-le-Fylde

## INTRODUCTION

This well-presented modern detached home is ideally positioned on a desirable corner plot and offers stylish, well-balanced accommodation throughout, complete with a garage and driveway providing off-road parking. A neat lawned front garden and paved pathway create an inviting approach to the property.

Inside, the ground floor features a comfortable living room to the front, finished with attractive herringbone-style flooring. To the rear, a contemporary open-plan kitchen and dining area forms the heart of the home, fitted with a range of modern units and integrated appliances. French doors open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. A separate utility room provides additional storage and practicality, with side access to the property, while a convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with its own en suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn with a paved patio area, ideal for relaxing or entertaining. To the rear, a driveway provides access to the garage, which benefits from power, lighting, and useful additional storage space within the rafters.

## APPROXIMATE AGE OF THE PROPERTY

New Build

## TENURE

The property is **Freehold**

## COUNCIL TAX

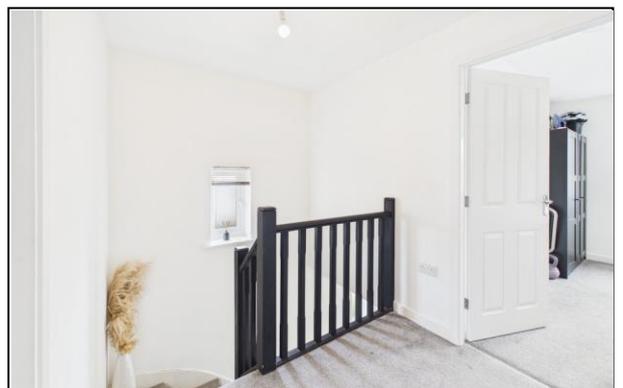
Band "D"



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## PLEASE NOTE

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
892 ft<sup>2</sup>  
82.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

