

**114 ARUNDEL DRIVE,  
 CARLETON,  
 FY6 7TR**

**£274,950**



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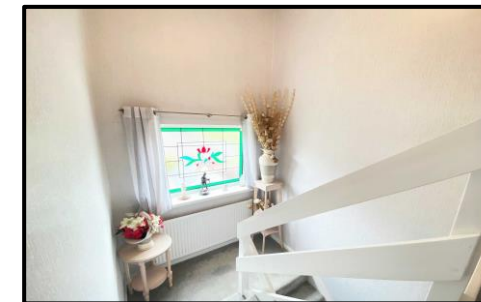
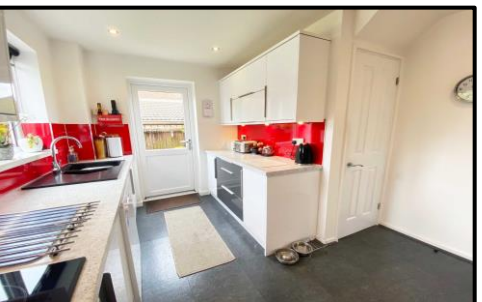


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**\*\*\*GREAT FAMILY HOME IN A CONVENIENT LOCATION\*\*\***

THIS EXTENDED SEMI-DETACHED HOUSE IS LOCATED ON THE POPULAR RESIDENTIAL DEVELOPMENT ON ARUNDEL DRIVE IN CARLETON. AN IDEAL HOME FOR A YOUNG FAMILY WITH ACCOMMODATION BRIEFLY COMPRISING: LOUNGE, FULLY FITTED KITCHEN INTO THE CONSERVATORY. GROUND FLOOR BEDROOM/STUDY WITH ENSUITE FACILITIES. THREE BEDROOMS AND MODERN BATHROOM TO THE FIRST FLOOR. GAS CENTRAL HEATING AND UPVC DOUBLE-GLAZING. FRONT DRIVE AND REAR EASY MAINTENANCE REAR GARDEN.

EARLY VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Situated on Arundel Drive, only a short drive from Poulton centre and adjoining transport service routes into Blackpool, Cleveleys and Fleetwood. Close to good local schools.  
**STYLE:** Extended semi-detached house.

**CONDITION:** A well-maintained property ready to walk into.

**ACCOMMODATION:** Porch leading into the lounge with modern wall fire and sliding door to the rear conservatory. Fitted kitchen with a good range of high- and low-level units integrated electric oven, microwave and fridge freezer and an induction hob. There is also a handy storage area currently used as a pantry. A recently added conservatory to the side of the property and off the kitchen provides a useful dining area with plumbing for a washing machine and drier concealed in a bespoke cupboard and access out. A study / 4th bedroom has been adapted from the original garage (conforms to building regs) and features an ensuite. First floor, landing leading to three good size bedrooms, bedroom 1 and 2 have fully fitted wardrobes, and a modern three-piece white bathroom suite with 'walk in' bath and shower over.

**OUTSIDE:** The front laid to lawn garden and driveway offers additional off-road parking. To the rear there is a well-maintained and recently landscaped rear garden with a small, shaped lawn and planted borders. At the bottom of the garden there is a private paved patio sitting area.

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

**TENURE:** We are advised the tenure of this property is FREEHOLD

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

**VIEWINGS:** By telephone appointment through the Agent's office.