*** RECENTLY CONSTRUCTED / SHOW HOME FINISH***

BUILT BY BAXTER HOMES AND COMPLETED IN 2013 THIS MODERN TWO BEDROOM SEMI DETACHED HOME IS READY TO WALK INTO AND IS SITUATED IN A MOST CONVENIENT, CUL DE SAC LOCATION CLOSE TO POULTON TOWN CENTRE AND NEARBY SCHOOLS. THE BRIGHT ROOMS ARE COMPLIMENTED BY THE CONTEMPORARY DÉCOR WHICH HAS BEEN FINISHED TO A HIGH STANDARD THROUGHOUT. THE LAYOUT BRIEFLY COMPRISSES; LOUNGE AND SPACIOUS DINING KITCHEN, TWO BEDROOMS BOTH WITH EN SUITE FACILITIES. DRIVEWAY PARKING WITH SINGLE GARAGE, FRONT AND PRIVATE SOUTH FACING REAR GARDEN. VIEWING COMES HIGHLY RECOMMENDED.

LOCATION: Situated in a most convenient and popular location just off Westby Way accessed from either Garstang Road West or Hardhorn Road (SAT NAV FY6 8FP). Within a 10-minute walk of Poulton centre, handy for all amenities and nearby to good local primary and secondary schools.

STYLE: Recently constructed, semi-detached house.

CONDITION: Immaculately maintained to a show home standard and finished with a high specification including Karndean flooring throughout the ground floor.

ACCOMMODATION: Ground floor; entrance with cloak room and W.C, good size lounge with staircase leading off and open plan through to the spacious, bright dining kitchen with French windows on to the rear garden. First floor; landing area with built in cupboard, master bedroom with built in wardrobe and en-suite, fully tiled bathroom. Rear double bedroom with fitted wardrobe and fully tiled, en-suite shower room.

OUTSIDE: Neat and tidy lawn to the front with side tarmac driveway leading to a single garage with pitched roof, power and light laid on. Private, south facing rear garden with flag laid patio, good size lawn and surrounding fence.

SERVICES: all mains services are connected, gas central heating and double-glazing installed.

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

EPC RATING - C

TENURE: We are advised the tenure of the property is leasehold.

VIEWING: By appointment through the agent’s office.