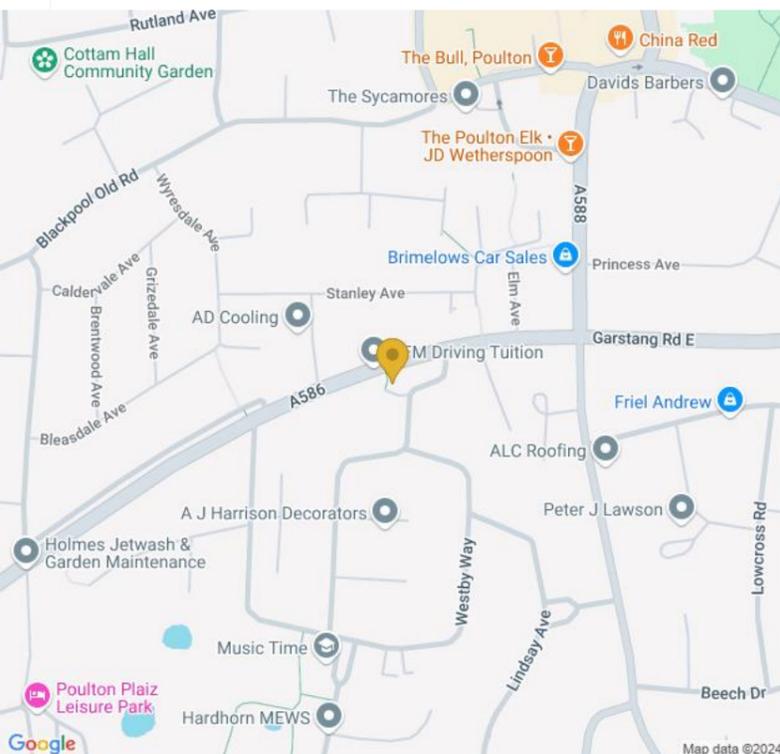


**£399,950**

Garstang Road West,  
Poulton Le Fylde FY6



**Poulton  
Landmark House**  
5a Cleveleys Avenue FY5 2UH  
Tel: 01253 886000  
Email: [poulton@farrellheyworth.co.uk](mailto:poulton@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/poulton>



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Detached Dwelling on Elevated and Prominent Position**
- **Highly Sought After Poulton Le Fylde Residential Location**
- **Two Receptions, Fitted Kitchen, Four Bedrooms, Bathroom & Shower**
- **Great Size Gardens and Plot, Double Driveway and Two Garages**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Very prominent detached family dwelling on an elevated position in a highly desirable residential location in Poulton Le Fylde. The property is well located for Poulton's amenities, schools, leisure facilities, parks and transport links.

In brief the versatile and extensive accommodation comprises; side porch, inner hallway, front elevation principal reception, fitted kitchen to the rear elevation with side entrance, second reception room to the rear, ground floor main bathroom, main bedroom to the ground floor with the first floor providing three further double bedrooms and a separate shower room, there is ample storage areas to both floors. Externally the extensive plot expands to a great size front and rear garden with the rear being private and enclosed and both being very well maintained. In addition there are two driveways providing two separate garages.

Tenure: Freehold  
Council Tax: Band E





