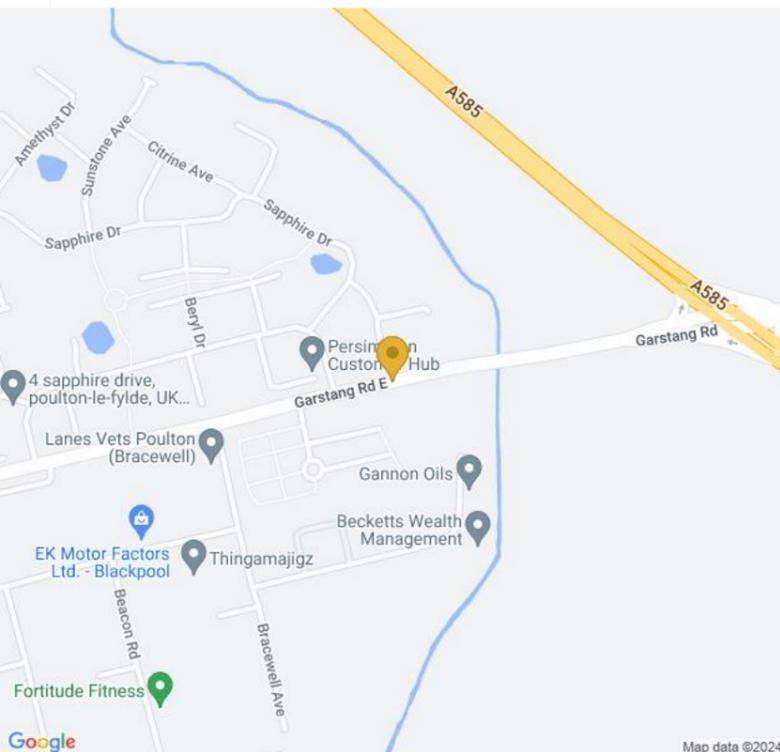


£849,950

Garstang Road East,
Poulton Le Fylde FY6



**Poulton
Landmark House
5a Cleveleys Avenue FY5 2UH**
Tel: 01253 886000
Email: poulton@farrellheyworth.co.uk
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- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Architect Designed Bespoke Four Bedroom Family Home In Poulton**
- **Spacious Living, Open Plan Lounge, Kitchen & Dining**
- **Two Bedrooms with En-Suites, Jack and Jill Bathroom, Two GF WC's**
- **Under Floor Heating, Driveway, Double Garage, Approx 3149 sq feet**

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

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EPC C

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Located in this highly desirable location of Poulton Le Fylde is this substantial and highly impressive four bedroom detached family home which has been finished to an exceptional standard using high quality fixtures and fitting throughout which is a credit to its current owners.

This magnificent residence comprises of arts and crafts style exterior, grand entrance hall with Kitewinder staircase with glass balustrade, open plan living area with Barbas inset log burner with slide and hide door and slate hearth. Modern Bespoke fitted kitchen with integrated Neff appliances, Caple wine cabinet and Franke triflow filter tap. To the ground floor there is also a great size play room, good size utility room, two downstairs WC's and heated oversize double garage with electric door.

To the first floor there is a spacious landing with storage room/ironing room, master bedroom with walk-in wardrobe and stylish ensuite bathroom. A further three double bedrooms with ensuite shower room to bedroom two and Jack and Jill bathroom to bedroom three and four.

Externally to the front there is block paved drive way with off road parking for several vehicles. To the rear there is a well maintained non over looked garden with flag stone patio leading to laid lawn and wood chip children's play area.

The accommodation is heated via under floor heating. There are several schools close by both secondary and primary, rated Good or above by Ofsted.

Tenure: Freehold
Council Tax: Band G





