



14 Garratt Close, Poulton-Le-Fylde,
FY6 7XG

£365,000

Occupying a really impressive plot, this already spacious Family Home has been extended to the rear ground floor to create a fabulous open plan Dining Kitchen (plans were also passed at the time to develop the side elevation), in addition to the existing separate Lounge, whilst over the next TWO floors are four Bedrooms - the Master being en-suite - and family Bathroom. A great spot tucked away in this modern development, just off Station Road, and sold with **NO ONWARD CHAIN.**

- Lounge
- **MAGNIFICENT** open plan Dining Kitchen
- Ground floor WC
- Four Bedrooms - master en-suite
- Family Bathroom
- Large plot
- Garage and additional Parking

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Hall: Tiled floor, Understairs storage, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin, Tiled floor, UPVC double glazed window, Radiator.

Lounge: 15'6" x 11'5" (4.72 m x 3.48 m) TV point, Recessed lighting, UPVC double glazed window, Radiator.

Dining Kitchen: 20'6" x 18'6" (6.25 m x 5.64 m) Superb modern wall and base cupboard units with Quartz finish worktops and matching island, Split level double oven and hob with extractor, Integrated fridge, freezer and dishwasher, Built in cupboard with plumbing for washing machine, Tiled floor, TV point, Recessed lighting, Three double glazed Velux windows, Double glazed bi-fold doors to rear and side garden, Three radiators.

First Floor:

Bedroom 2: 15'0" x 10'0" (4.57 m x 3.05 m) Fitted mirror front wardrobes, Recessed lighting, UPVC double glazed window, Radiator.

Bedroom 3: 11'7" x 10'1" (3.53 m x 3.07 m) Recessed lighting, UPVC double glazed window, Radiator.

Bedroom 4: 10'8" x 8'0" (3.25 m x 2.44 m) Recessed lighting, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Second Floor:

Master Bedroom: 19'2" x 12'2" (5.84 m x 3.71 m) Built in wardrobes, Recessed lighting, UPVC double glazed window, Radiator.

En-Suite: Comprising; Step in shower, Low flush WC, Wash basin, Double glazed skylight window, Towel heater radiator.

Outside:

Gardens: Fantastic wrap around gardens to the front side and rear, laid to a combination of lawn and paving.

Parking: Brick Garage with an additional driveway, and plenty of scope for further parking if required.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2,428.93 (2026/27)

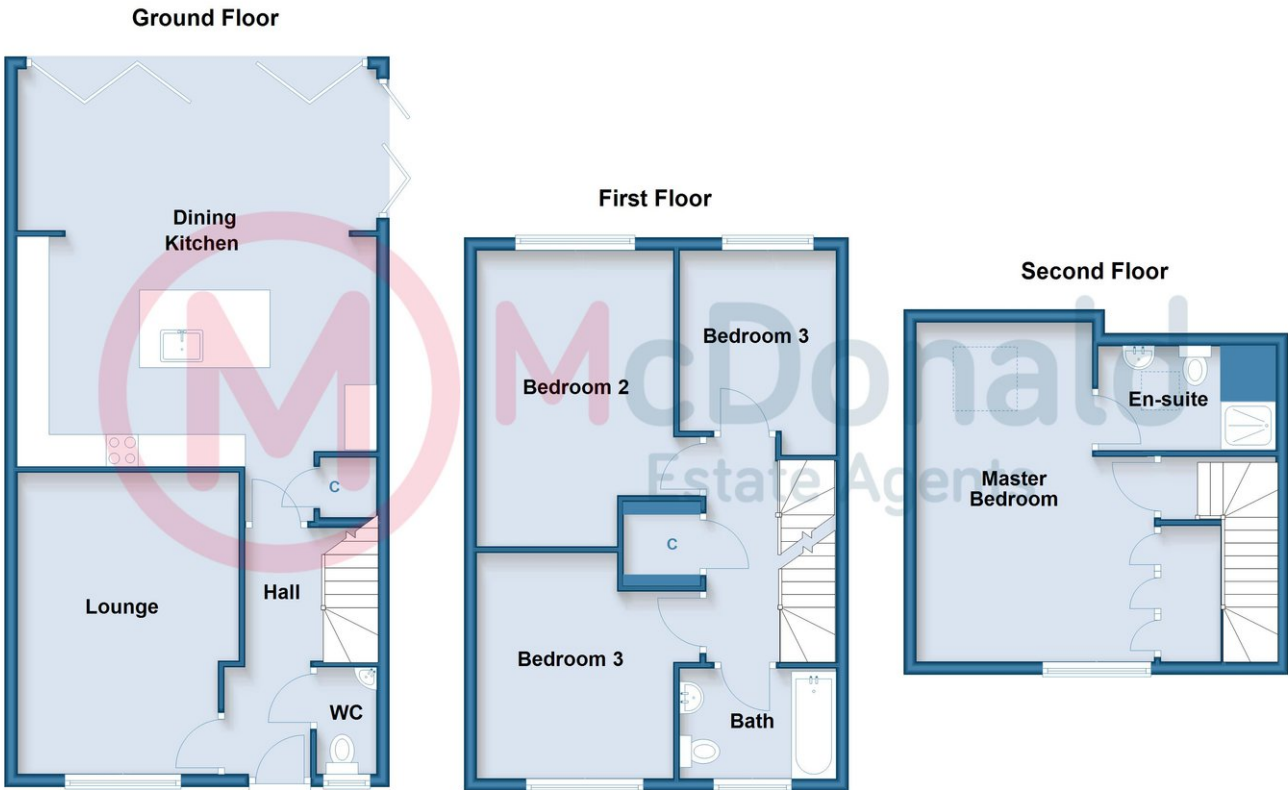


Directions: Take Amounderness Way heading out of town, at the main traffic lights at the River Wyre pub turn right into Breck Road, at the traffic lights with Station Road, turn left and Garratt Close can be found first on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Garret Place

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