

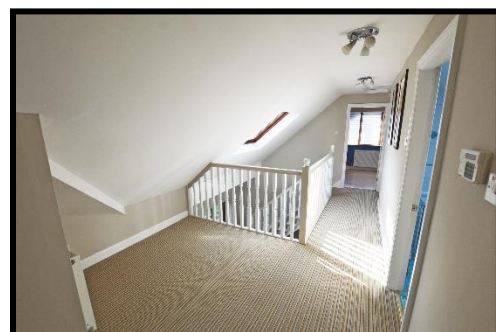
15 Little Poulton Lane, Poulton-Le-Fylde, FY6 7ET  
 £795,000

This beautiful home is located on one of Poulton most prestigious roads, only a short distance to the centre of Poulton, with its extensive range of eateries & outstanding school's to hand.

This spacious detached residence is set in large mature gardens & boasts 3,470 sq ft of accommodation overall. The six reception rooms flow through the ground floor including a cinema room, office & study. First floor four bedrooms, master en-suite, walk in closet & a family bathroom.

No forward chain, double garage, lots of parking & private rear garden.

This smartly presented home will not be for sale for long call 01253 894494 to arrange your viewing.



**LOCATION:** Set in a lovely quiet position near Poulton, considered by many to be one of the most desirable locations in the area.

**STYLE:** Architecturally designed individual property offering far more than expected.

**CONDITION:** Smartly presented home for today's modern family.

**ACCOMMODATION:** Large hallway (galleried landing), cloakroom, spacious lounge/diner (Living flame fire), garden room, office, fitted breakfast kitchen, snug, laundry room, cinema room, study, w/c. First Floor: Master Bedroom (walk in closet) en-suite bathroom/W.C, 3 further bedrooms & family bathroom/W.C (Large Jacuzzi)

**OUTSIDE:** The property is in a slightly elevated position with block paved driveway affording lots of parking, large double garage boarded loft. The gardens are laid to lawn with established borders, gated access to the rear where there is a large lawned garden, and block paved patio area.

**SERVICES:** Gas central heating installed, double glazing in hardwood frames.

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

**COUNCIL TAX BAND:** The property is listed as Band G (Wyre Council)

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

