



**2A CARR HEAD LANE,  
 POULTON-LE-FYLDE,  
 FY6 8JA  
 £395,000**



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**\*\*\*SURPRISINGLY SPACIOUS DETACHED CHALET BUNGALOW\*\*\***

Situated in a popular residential location close to Poulton centre this detached chalet bungalow offers generous and well kept accommodation comprising; entrance hall with cloak room W.C, lounge, dining room, kitchen, and conservatory room. Three bedrooms downstairs and family bathroom. Two first floor bedrooms, one with en suite shower room. Two driveways and two single brick built garages, easily maintained gardens, gas central heating, double glazing. A property which must be viewed to appreciate the space on offer.



**LOCATION:** A most convenient location just off Garstang Road East adjoining local school and easy walking distance of Poulton centre and all amenities (Sat Nav FY6 8JA).

**STYLE:** Detached, chalet bungalow.

**CONDITION:** Well-presented home with a neutral theme throughout.

**ACCOMMODATION: GROUND FLOOR:** Entrance hall with stairs leading off and cloak room W.C. Large light and airy lounge, dining room with sliding doors into the conservatory. Kitchen Three good size bedrooms to the ground floor and bathroom W.C. **FIRST FLOOR;** two bedrooms both with Velux windows and one with an en suite shower room.

**OUTSIDE:** Secure, easy maintenance gardens with two driveways to the property providing ample off road parking and two single detached garages. Patio seating areas are found to the sides with gravel borders set behind a low level wall with fence panels.

**SERVICES:** All services are connected, gas central heating installed UPVC double glazing.

**COUNCIL TAX BAND:** The property is listed as council tax band E (Wyre Borough Council)

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

**VIEWINGS:** By appointment through the Agents office.

**EPC:** D