



**17 BEECH DRIVE, POULTON-LE-FYLDE**  
**FY6 8EF**  
**£425,000**

**\*IMMACULATELY PRESENTED DORMER BUNGALOW IN A MOST CONVENIENT LOCATION\***

OCCUPYING ONE OF POULTON'S POPULAR RESIDENTIAL LOCATIONS OFF HARDHORN ROAD AND CARR HEAD LANE, SITS THIS VERY IMPRESSIVE AND SURPRISINGLY SPACIOUS DETACHED DORMER BUNGALOW.

IDEAL IF YOU ARE LOOKING FOR BEDROOMS TO THE GROUND FLOOR PLUS ADDITIONAL SPACE FOR GUESTS / FAMILY TO THE FIRST FLOOR. THE ACCOMMODATION HAS BEEN VERY WELL-APPOINTED PRESENTING ACCOMMODATION READY TO WALK INTO. THE LAYOUT BRIEFLY COMPRISES; TWO / THREE RECEPTION ROOMS, THREE / FOUR BEDROOMS, SPACIOUS BREAKFAST KITCHEN, BATHROOM AND SHOWER ROOM. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING, WELL PRESENTED SURROUNDING GARDENS AND LARGE GARAGE.

EARLY VIEWING IS ESSENTIAL.



**LOCATION:** Situated in a sought-after residential position at the corner of Beech Drive and Carr Head Lane. An easy walk for most to Poulton centre, handy for all its everyday amenities including shops, cafes and bars, nearby to good local schools and easy access to the motorway.

**STYLE:** An extremely spacious, detached dormer bungalow.

**CONDITION:** Beautifully appointed throughout and immaculately maintained.

**ACCOMMODATION:** Ground floor; entrance hallway and vestibule, front lounge with inset feature wood burning stove, front double bedroom (currently sitting room), second double bedroom and rear dining / reception room. Good size well-appointed breakfast kitchen with walk in storage cupboard and door out to the rear. Bathroom suite. First floor; landing area with storage cupboard and storage room. Two good size bedrooms and shower room with airing cupboard.

**OUTSIDE:** Well-maintained corner gardens with surrounding screen hedging. Lawn areas to the front and side with paved footpath and driveway providing off road parking and access to the brick-built garage with pitched roof. Rear private courtyard garden.

**SERVICES:** All mains services are connected, gas central heating and UPVC double-glazing.

**COUNCIL TAX:** The property is listed as Council Tax Band F (Wyre Council).

**TENURE:** We are advised the tenure of the property is freehold.

**VIEWING:** By appointment through the agent's office.

