



**6 CARLETON GATE,
POULTON-LE-FYLDE,
FY6 7LU**

£499,950



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*****SOUGHT AFTER PRIVATE ROAD LOCATION *****

A most attractive double fronted early 1900's detached property, occupying a first-class position off Poulton Road within easy access to Poulton centre and local amenities. Ideal for a young family or perhaps even a downsize offering ground floor bedrooms.

The property has two bedrooms to the first floor along with shower room. Two ground floor bedrooms, spacious lounge, study / sitting room, beautiful extended kitchen/diner and modern fully tiled ground floor bathroom W/C. Long entrance drive with parking for several cars and single garage. Large mature gardens which have been very well maintained by the present owner. Viewing comes highly recommended.



LOCATION: Occupying an extremely pleasant residential cul-de-sac position off just Poulton Road. A short walk into Poulton centre for most and all its amenities. Good local Schools, the train station and motorway links are within easy reach.

STYLE: Spacious, detached dormer bungalow.

CONDITION: An extremely well presented and maintained property with modern kitchen and bathrooms which comes ready to walk into.

ACCOMMODATION: Ground Floor; vestibule and entrance hallway. Good size front reception room with box bay window separate sitting room with staircase leading off and entrance to the extended dining kitchen. The modern fully fitted kitchen is a light and airy space with vaulted ceiling and centre island. Two double bedrooms both with box bay windows. Modern, tiled bathroom suite. First Floor; small landing, bedroom with built in cupboard and storage enjoying elevated views towards Poulton. Further 'L' shaped bedroom currently used for hobbies and a fully tiled shower room.

OUTSIDE: Elevated frontage with raised paved patio, lawn and mature planted borders, long tarmac driveway leading to a detached garage. The rear west facing garden features two patio areas and lawn.

SERVICES: All Mains services are connected. Gas central heating and double glazing.

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

TENURE: The tenure of the property is freehold.

VIEWING: By appointment through the Agent's office.