



OBSIDIAN CLOSE POULTON-LE-FYLDE FY6

GUIDE PRICE £240,000 - £250,000

A beautifully presented modern detached house situated in a much sought after residential location within easy reach of the historic market town of Poulton Le Fylde. Internal viewing is highly recommended and will reveal accommodation briefly comprising, hall, cloak, WC, lounge, gorgeous kitchen diner, utility room, three bedrooms, family bathroom and en suite. upvc double glazing, gas central heating, gardens, brick garage.



GROUND FLOOR

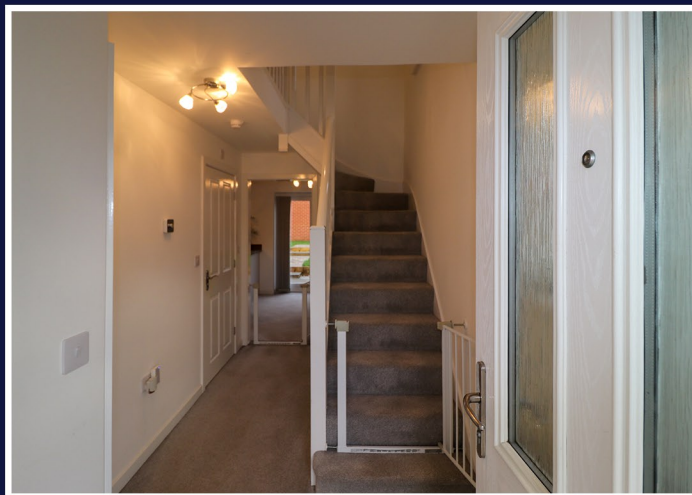
Hallway: Composite main entrance door, Upvc double glazed window, radiator, understairs storage.

Cloaks/WC: Low flush WC, pedestal wash hand basin, radiator.

Lounge: 13' 0" x 12' 2" (3.95m x 3.70m) Upvc double glazed window, radiator.

Kitchen/Diner: 18' 1" x 9' 4" (5.50m x 2.85m) A beautiful range of wall and base units with complementary work surfaces, built in electric oven with a gas hob and extractor, radiator, Upvc double glazed window and door through to garden.

Utility Room: 5' 9" x 5' 5" (1.75m x 1.65m) Wall mounted combi boiler, composite double glazed door through to side, radiator, plumbed for washer and utilities.





FIRST FLOOR

Landing: Upvc double glazed window, store cupboard.

Bedroom: 13' 0" x 10' 10" (3.96m x 3.30m)
Upvc double glazed window, radiator.

En-suite: 5' 11" x 5' 10" (1.80m x 1.78m)
Cubicle shower, vanity wash hand basin, low flush WC, Upvc double glazed window, radiator.

Bedroom: 12' 10" x 9' 3" (3.90m x 2.82m)
Upvc double glazed window, radiator.

Bedroom: 9' 6" x 8' 3" (2.90m x 2.51m)
Upvc double glazed window, radiator.

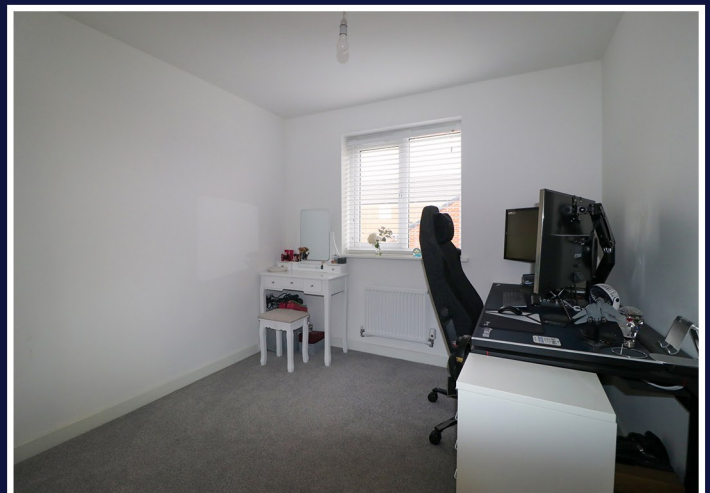
Family Bathroom: 6' 9" x 5' 7" (2.07m x 1.70m)
Panelled bath with shower over and screen, pedestal wash hand basin, low flush WC, part tiled walls, radiator, Upvc double glazed window.

OUTSIDE

Front Garden: Open plan lawned front garden with shrubs and bushes.

Rear Garden: Landscaped rear garden with Indian style stone patio areas and lawned sections.

Garage: A good sized brick garage with pitched tiled roof, up and over door.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		


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