



6 Garnet Close, Poulton-Le-Fylde,
FY6 7XU

£182,500

*****A STUNNING 2022 'NEW BUILD' SEMI DETACHED WITHIN
1.2 MILES OF POULTON-LE-FYLDE CENTRE *****

This **IMMACULATE** semi-detached house was newly built late 2022 and affords all the associated benefits you'd expect. A **STYLISH** fitted kitchen and shower room, UPVC double glazing, gas central heating and a build ensuring an enviable 'B' rating energy performance certificate with residue of 10 year NHBC and 2 year **INTERNAL** build guarantees.

Located in the highly desirable FY6 postcode of Poulton Le Fylde, just 0.2 miles of Garstang Road East with direct access to the new bypass for commuters.

Be Quick... the site now only affords very limited options in this this price range!

- Two **DOUBLE** bedrooms
- **STYLISH DINING** kitchen
- **MODERN** shower room
- UPVC double glazing
- Split system Gas central heating



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- Excellent energy rating (B)
- PARKING
- IMMACULATE throughout
- FY6 location

Hall: Double glazed composite front door, Staircase, Radiator.

Ground Floor WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Lounge: 15'1" x 9'3" (4.60 m x 2.82 m) Understairs storage cupboard, UPVC double glazed window, Radiator.

Dining Kitchen: 12'5" x 8'2" (3.78 m x 2.49 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, Built in hob with stainless steel splashback and extractor hood, Dishwasher, Washing machine, Tumble dryer, Concealed gas central heating boiler, UPVC double glazed window and patio doors to the rear garden, Radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 12'8" x 8'6" (3.86 m x 2.59 m) Fitted wardrobes, Built in storage cupboard, TV point, Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'8" x 8'2" (3.86 m x 2.49 m) TV point, UPVC double glazed window, Radiator.

Shower Room: Large 'wall to wall' shower cubicle with direct feed shower unit, Pedestal wash basin, Low flush WC, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

Outside:

Front: Small Lawn and flowered bed. External security light.

Rear: Lawned with paved patio, Outside tap, Power point, Security light.

Parking: Allocated off street parking space(s)

Heating: Gas central heating (NOT TESTED). The property has a split system where ground floor and first floor can be controlled independently

Tenure: We have been informed that the property is freehold and that once the site is complete there will be circa £10 pcm service charge contribution towards the development communal areas. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1732.68 (2024/25)



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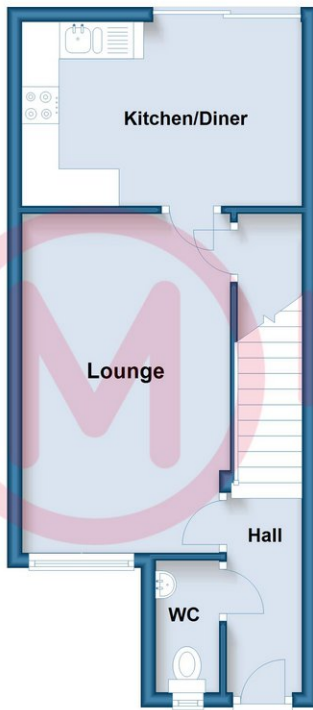
Directions: Take Garstang Road East heading out of town, travel for some distance and then turn left into Moonstone Crescent, first right into Sapphire Drive then first right into Garnet Close.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

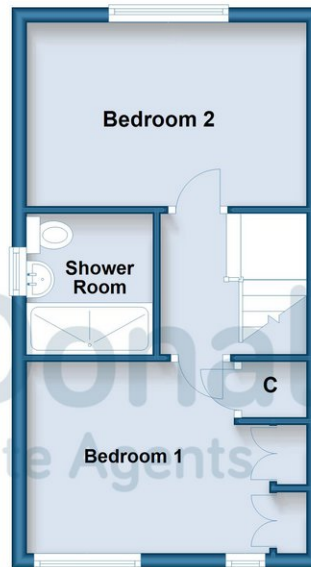
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



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Plan produced using PlanUp.

Garnet Close

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