



**18 Garnet Close, Poulton-Le-Fylde, FY6 7XU**  
**Offers over £250,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

### Front

Lawned front garden positioned on a corner plot with paved pathway leading to the entrance.

### GROUND FLOOR

#### Living Room 11'10" x 10'7" (3.63m x 3.24m)

A comfortable reception room with a UPVC double glazed window to the front aspect. Finished with herringbone effect vinyl flooring, ceiling light and radiator.

#### Kitchen/Diner 17'9" x 9'0" (5.43m x 2.75m)

A stylish open-plan kitchen and dining space ideal for modern living. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces and integrated appliances including an electric fan oven and grill, four burner gas hob with extractor above, dishwasher and full height fridge freezer. A recessed double sink with mixer tap completes the space. The dining area enjoys views over the garden via a UPVC double glazed window, while UPVC double glazed French doors open directly onto the rear garden. Finished with porcelain tiled flooring, ceiling lighting and radiator.

#### Utility Room 6'9" x 5'0" (2.07m x 1.53m)

Practical utility space with plumbing for a washing machine and additional wall and base units for storage. Composite external door provides access to the side pathway. Porcelain tiled flooring, ceiling light and radiator.

#### Cloaks/WC 5'0" x 3'5" (1.53m x 1.06m)

Fitted with a low flush WC and wall mounted wash hand basin. Complemented by porcelain tiled flooring, ceiling light and radiator.

### FIRST FLOOR

#### Bedroom 12'6" x 10'5" (3.83m x 3.20m)

A generous principal bedroom with UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light and radiator. Access to the en suite.

#### En Suite 5'8" x 4'11" (1.73m x 1.51m)

Modern three piece suite comprising a mains shower, low flush WC and pedestal wash basin. UPVC double glazed opaque window to the front, wood effect vinyl flooring, ceiling light and ladder style heated towel rail.

#### Bedroom 9'0" x 8'11" (2.75m x 2.73m)

Double bedroom with UPVC double glazed window to the rear. Carpeted flooring, ceiling light and radiator.

#### Bedroom 9'0" x 8'6" (2.75m x 2.60m)

A further well-proportioned bedroom with UPVC double glazed window to the rear. Carpeted flooring, ceiling light and radiator.

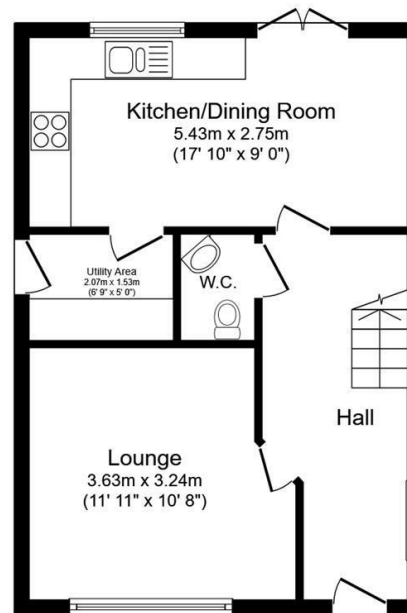
#### Bathroom 6'6" x 5'4" (2.00m x 1.63m)

Fitted with a family bathroom suite comprising bath, low flush WC and pedestal wash basin. UPVC double glazed window to the side elevation, wood effect vinyl flooring, ceiling light and ladder style heated towel rail.

#### Rear Garden

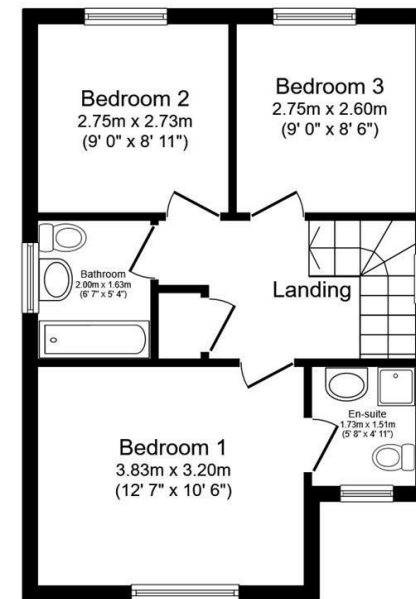
Enclosed rear garden mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining.

Rear driveway providing off road parking and access to the garage via an up and over door. The garage benefits from power, lighting and a substantial rafter storage area.



Ground Floor

Floor area 43.9 sq.m. (473 sq.ft.)



First Floor

Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 85.5 sq.m. (920 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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