



Fallow Avenue, Poulton-le-Fylde FY6 7AX

Asking Price £250,000





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3 Bedrooms



2 Bathrooms

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- Super stylish home, contemporary and designed with an eye for attention to detail.
 - Fabulous open plan kitchen/living area.
 - Perfect home for first time buyers.
 - Sought after location in the heart of Poulton-le-Fylde a stones throw from the town centre, shops and transport links.
 - Complete with 10 year NHBC warranty.
 - Off-street parking and EV charging point.
 - Incentives available.





A very warm welcome into the prestigious, Granary Fields community. Take a look inside The Tudor. The three-bedroom, very well presented semi-detached home in the heart of Poulton. With each home, crafted to impress and showcasing the very best of modern living, offering generous proportions, elegant interiors and a superb specification throughout, without compromise.

This fabulous home has been thoughtfully designed by Baxter Homes. The collection at Granary Fields are each set apart from the 'more standard' new build homes. Each property enjoys fantastic fitments and as part of the developer's unique service, Baxter Homes offers an extensive range of options and enhancements from brands that include: Neff, Quooker, Sonos, TP-Link, Nest and Project EV.

Upon entrance into the home you are welcomed into an entrance hallway which houses the staircase, downstairs WC and leads to the lounge.

The open plan kitchen, dining room provides an excellent space. The stylish kitchen itself is fitted with a range of contemporary units, laminate worktops complemented by feature Pelmet lighting to wall units. There are a range of integrated appliances to include a fridge freezer, dishwasher, AEG 5 burner gas hob, AEG electric double oven, stainless steel, 1.5 bowl sink with drainer and a Monobloc tap.

There are patio doors and a large window overlooking the rear gardens, allowing plenty of natural light to pour into the space.







The main lounge provides a great space for everyday living with views out onto the frontage. The lounge flows through nicely to the kitchen dining room.

The staircase ascends to the first floor where you will find three bedrooms, bedroom one with its own en-suite and the family bathroom.

Bedroom one is a great size and features two windows to the front of the property, allowing plenty of natural light to flood through. The en-suite shower room is a practical space and features a walk in shower, wash hand basin in white sanitaryware, mirrored vanity unit, a storage cupboard and complete with floor to ceiling tiling.

Bedroom two and three are positioned to the rear of the property with windows overlooking the rear garden.

The family bathroom is complete with a bath, overhead shower, wash hand basin within vanity unit, vanity bathroom mirror, WC, heated towel rail and frosted window to the side of the property. Floor to ceiling wall tiling has been added here with feature tiling to one wall.







The front garden is laid to lawn with thoughtful planting, a Tegula block paved driveway and an electric charging point. There is a paved footpath finished in Raj Green Indian Stone. The rear garden features a generous patio area, a perfect summer BBQ spot for dining al-fresco with lawns extending beyond, perfect for outdoor enjoyment.

Granary Fields by Baxter Homes. An exclusive collection of beautiful homes in the sought after market town of Poulton-Le-Fylde. Just moments from the vibrant town centre you can enjoy a variety of independent shops, restaurants to fit every cuisine, cafes and local amenities, creating a thriving community atmosphere. Excellent transport links also serve the town with its very own train station along with several bus routes. There are a range of highly regarded schools within the close vicinity.

Each home comes complete with a 10 year NHBC warranty, providing you with the peace of mind that these homes have been built to a high standard and inspected throughout the build process.

CAT 6 access points across the property connect to ultra-fast, full fibre network. There is also a fully installed security alarm system.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : There is parking for available on the driveway for multiple vehicles.

Construction Type : Brick, block and slate roof.

Management Company : There is a property management company in place

New Build Clause : Please refer to the ICW Consumer Code for New Homes for further New Build information.

Building Safety : N/A

Restrictive Covenants : There are restrictions in place on making amendments to the front of the dwelling. Full details can be provided upon request.

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: Vodafone, EE, O2, Vodafone and Three available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///galloped.named.eamarked](https://www.what3words.com/?q=///galloped.named.eamarked)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

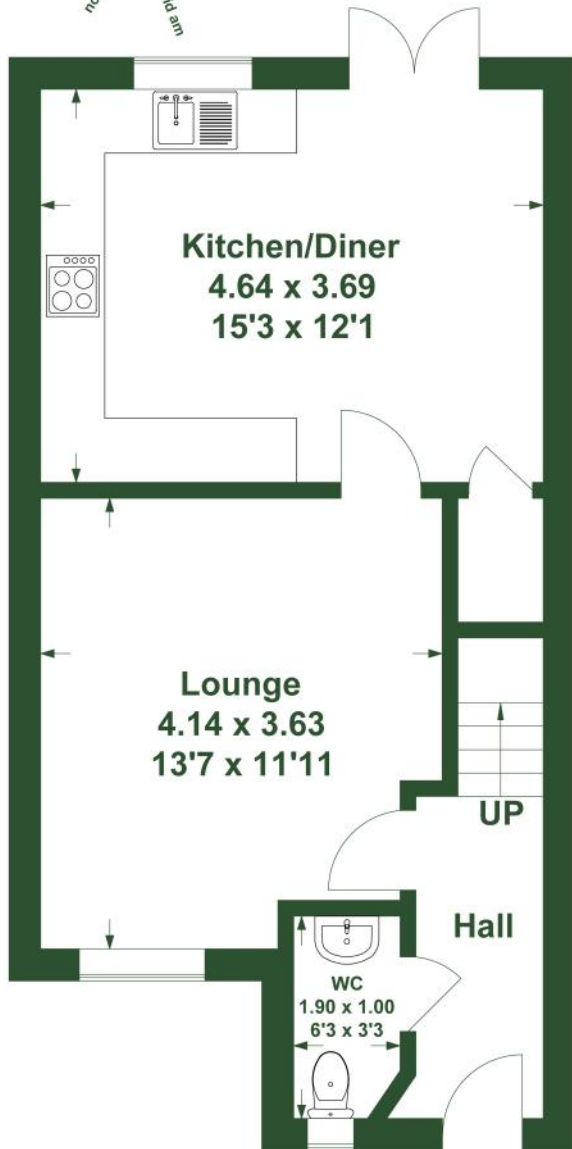
SUBJECT TO CONTRACT



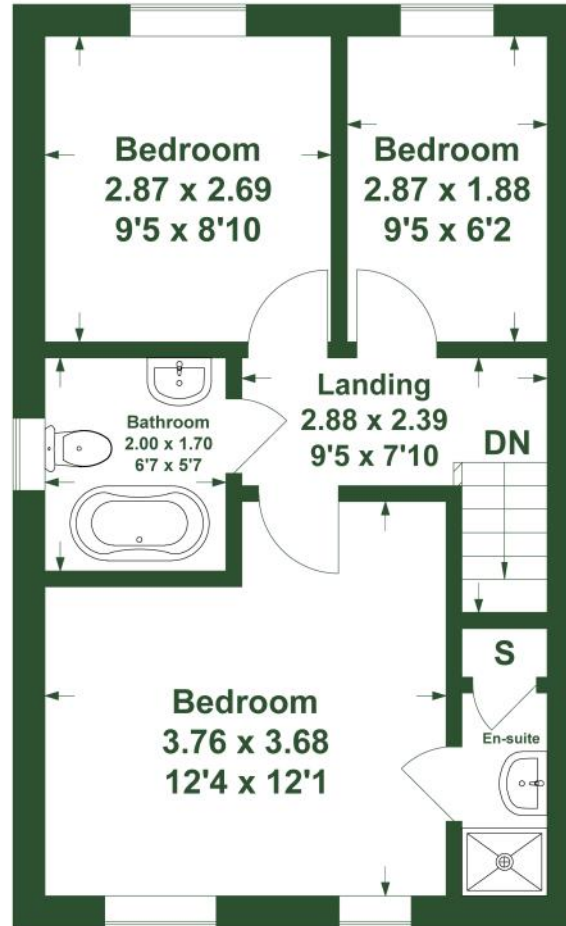
Approximate Gross Internal Area : 79.91 sq m / 860 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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