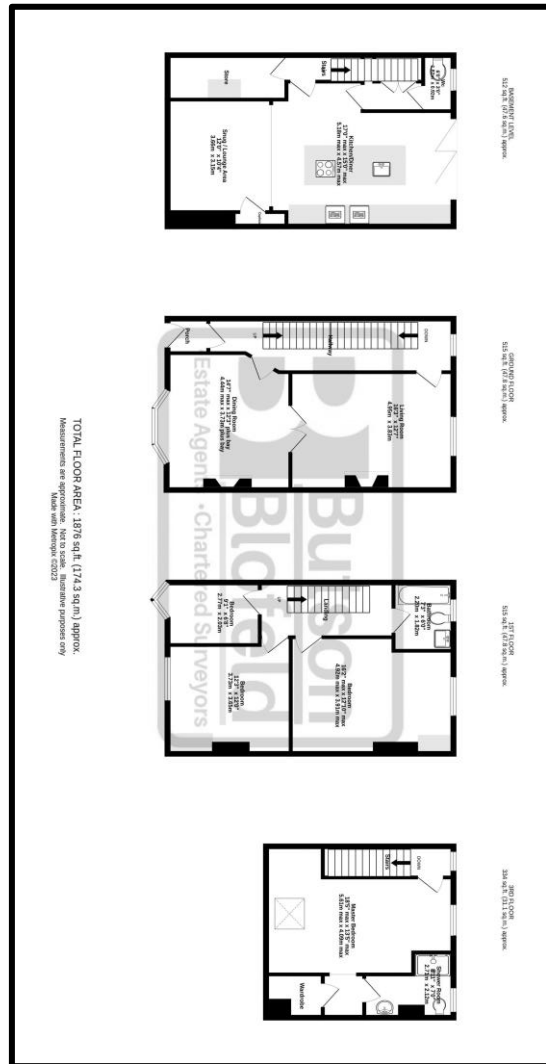




**14 STATION ROAD,  
POULTON-LE-FYLDE,  
FY6 7HU**

**£375,000**



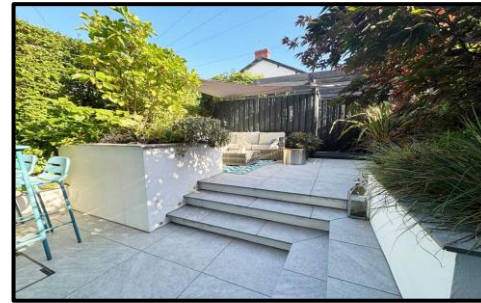
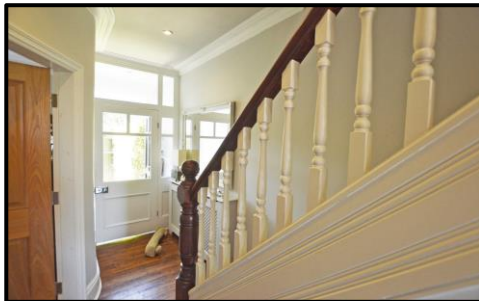
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## ELEGANT EDWARDIAN TOWNHOUSE IN THE HEART OF POULTON LE FYLDE.

Discover the perfect blend of historical charm and modern luxury in this beautiful, renovated four bedroom, four-storey Edwardian townhouse with a massive 174 sq.m of living space. Situated adjacent to Jean Stansfield Park and just a short stroll from Poulton-le-Fylde's bustling centre and railway station. this home offers both convenience and character.



### Key Features

- **Four Spacious Bedrooms:** Including a luxurious top-floor master suite with dressing area, walk-in closet, and en-suite shower room.
- **Three Reception Rooms:** Featuring a front dining room with bay window and fireplace, a rear sitting room with wood-burning stove, and a cozy snug lounge.
- **Modern Kitchen:** Fully fitted with high-end Neff appliances, central island, induction hob, instant hot water tap, and bi-fold doors leading to the landscaped patio garden.
- **Two Bathrooms:** A recently fitted family bathroom and an en-suite in the master suite.
- **Utility Space:** Includes a laundry area with cloakroom W.C.
- **Landscaped Patio Garden:** Featuring a pergola, raised borders, water feature, external lighting, and power.
- **Off-Street Parking:** Block-paved driveway accommodating two vehicles.
- **Original Features Retained:** Including tiled flooring, fireplaces, and intricate woodwork.
- **Triple Glazing & Gas Central Heating:** Ensuring energy efficiency and comfort.
- **Freehold**
- **Council Tax Band B / EPC: C**
- **Prime Location:** Located in a desirable area, this property offers easy access to local amenities, schools, and transport links. Enjoy the tranquillity of park-side living while being minutes away from shops, cafes, and the train station.
- **Schedule a Viewing:** This exceptional home must be seen to be fully appreciated.

Contact Butson today to arrange a private viewing: 01253 894494 or [sales@butson.co.uk](mailto:sales@butson.co.uk)