



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

OFFERS OVER £350,000









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15a Chapel Street, Poulton Le Fylde, FY6 7BQ 01253 894494 sales@butson.co.uk

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