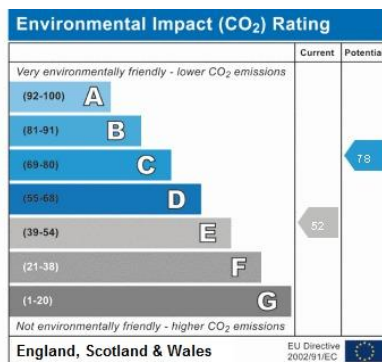
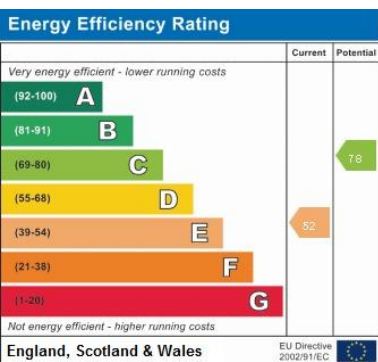




18 Meadow Crescent, Poulton-le-Fylde, FY6 7QX

Price: £359,950



- Gas central heating
- Double garage
- Four double bedrooms
- En Suite
- Sought after location
- Granny flat annex to the rear
- Convenient location
- Schools nearby

Address:
86

18 Meadow Crescent, Poulton-le-Fylde

FULL DESCRIPTION

This superbly located 4 bedroom detached residence comprises spacious family sized living accommodation with a modern build granny annex to the rear which is self contained and would prove an ideal addition for an elderly family member or for use as an office/gym/games room. The home offers large rooms throughout with four double bedrooms with one en suite. To the exterior are secluded gardens with driveway and a tandem double garage with planning in place to create a larger garage if required. No chain delay and be quick to view this unique property.

ENTRANCE HALL

Laminate floor. Central heating radiator.

LOUNGE

17' 7" x 12' 7" (5.37m x 3.85m)

Double glazed window. Central heating radiator. Living flame fire.

KITCHEN/DINING ROOM

17' 7" x 12' 11" (5.37m x 3.95m)

Fitted wall and base units. Central heating radiator. Laminate floor. Integrated oven, hob and extractor hood. One and a half bowl sink unit and mixer tap. Double glazed french doors and windows.

BEDROOM 1

12' 4" x 8' 11" (3.76m x 2.73m)

Double glazed window. Central heating radiator.

BEDROOM 2

12' 10" x 11' 10" (3.93m x 3.63m)

Double glazed window. Central heating radiator.

BATHROOM

Shower bath. WC. Pedestal hand basin. Double glazed window. Part tiled. Chrome ladder style radiator. Over the bath shower and screen.

STAIRS AND LANDING

12' 5" x 7' 0" (3.81m x 2.14m)

Space for office area. Double glazed window.

BEDROOM 3

12' 3" x 12' 3" (3.75m x 3.74m)

Central heating radiator.

BEDROOM 4

17' 10" x 16' 6" (5.46m x 5.04m)

Two double glazed windows. Central heating radiator.

ENSUITE

Shower cubicle. WC. Chrome ladder style radiator. Pedestal hand basin. Double glazed window.

GARDENS

Lawn to front with planted borders and driveway.

Lawn to rear with patio and planted borders.

GRANNY ANNEX

Self contained:



18 Meadow Crescent, Poulton-le-Fylde

Lounge 3.88m x 3.66m Double glazed french doors to garden.

Central heating radiator.

Kitchen 3.64m x 2.36m Fitted wall and base units. Double glazed window. Integrated oven, hob and

extractor hood. Stainless steel sink unit.

Bedroom 3.64m x 3.63m Double glazed window. Central heating radiator.

Shower room Shower cubicle. WC. Pedestal hand basin. Central heating radiator.

GARAGE

Tandem double garage with planning permission for extension if required. Power and lighting. Up and over door.

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

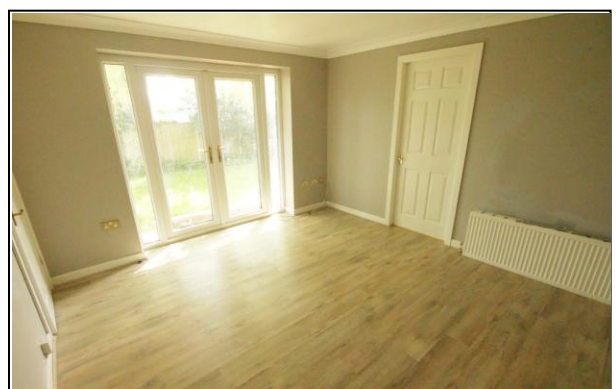
Band "E"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details,

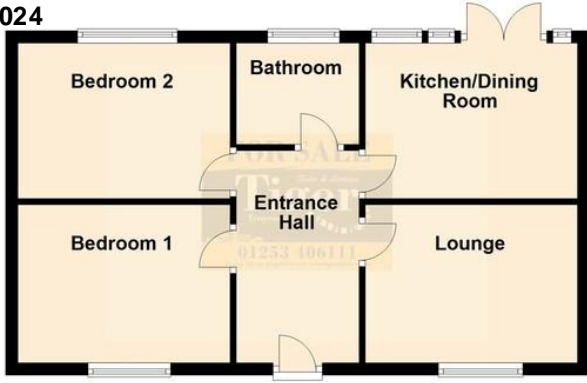


18 Meadow Crescent, Poulton-le-Fylde

therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

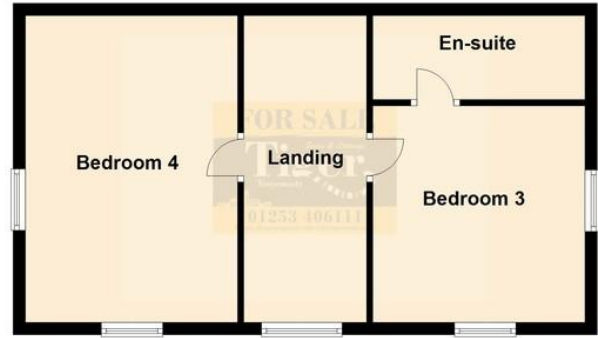
Approx. 510.0 sq. feet

16/08/2024



First Floor

Approx. 489.5 sq. feet



Annex

Approx. 629.5 sq. feet



Total area: approx. 1629.0 sq. feet