

Road Map



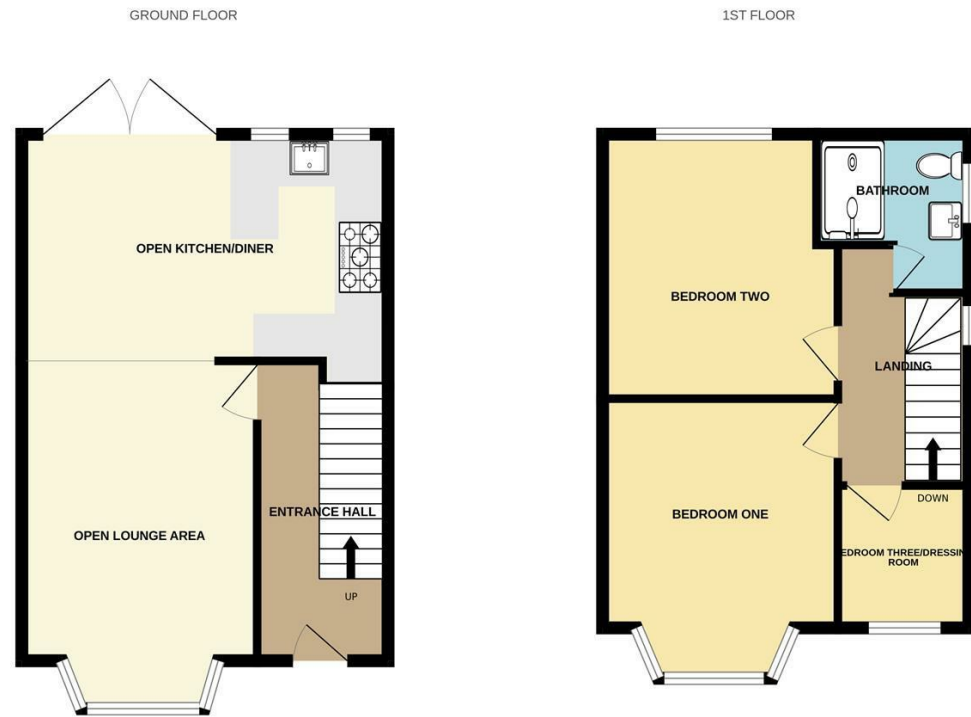
Hybrid Map



Terrain Map



Floor Plan



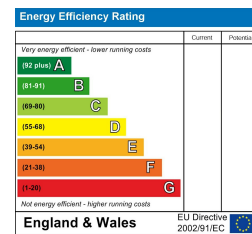
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Viewings

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Energy Efficiency Graph



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10 Southbourne Avenue  
, Poulton-Le-Fylde, FY6 8AW

Offers In The Region Of £280,000 1 1



# 10 Southbourne Avenue

, Poulton-Le-Fylde, FY6 8AW

Offers In The Region Of £280,000



## Introduction

Properties of this specification don't come to the market often.

A perfectly situated family home on a quiet cul-de-sac, finished to an exceptional standard and bathed in natural sunlight.

This stunning home offers open plan ground floor living with three bedrooms and a modern walk in shower room to the first floor.

Externally there is off road parking and a generous West facing sunny rear garden.

House and garden blend together seamlessly creating a tranquil and bright home in the Summer and Warm and comfortable home in the Winter.

Located within short walking distance of Poulton Town Centre and with catchment of all Poulton Schools

## Entrance Hallway

Solid composite door to front providing access from front driveway. Contemporary staircase with toughened glass partition to front, leading to first floor landing. Under stairs storage cupboard housing combi boiler. Porcelain floor tiles with underfloor heating, LED spotlights and access through to open plan living area.

## Open Plan Lounge

15'10" x 10'9"

UPVC double glazed bay window with solid and bespoke window shutters front. Open access through to dining area and kitchen. In ceiling audio speakers. Porcelain floor tiles with underfloor heating and LED spotlights to ceiling.

## Open Plan Kitchen/Diner

16'9" x 11'6"

UPVC double glazed French style patio doors to rear and 2x UPVC double glazed windows to rear. Range of all and base units with contrasting Quartz worktops. Freestanding dual fuel Bertazzoni Range Master cooker with fitted Bertazzoni chrome extractor fan above. Integral Fridge & Freezer. Integral Neff dishwasher. Sunken stainless steel sink unit with Quooker instant hot water mixer tap above. Breakfast bar within fitted wine cooler. Porcelain floor tiles with underfloor heating and LED spotlights to ceiling and hanging lights with glass shade above breakfast bar.

## First Floor Landing

Access via staircase from ground floor entrance hall. UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Treated and painted floorboards with hardwearing, patterned central carpet. Spot lights to ceiling.

## Master Bedroom

12'0" x 10'9"

UPVC double glazed bay window to front with fitted and bespoke solid window shutters. High quality carpet, LED spotlights and column radiator.

## Bedroom Two

11'0" x 9'7"

UPVC double glazed window to rear with fitted and bespoke solid window shutters. High quality carpet, LED spotlights and column radiator.

## Bedroom Three

6'2" x 5'10"

UPVC double glazed window to front. Presently arranged as a dressing room with freestanding shelving units. High quality carpet, LED spotlights to ceiling and column radiator.

## Walk In Shower Room

7'4" x 6'10"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower with composite shower tray and Matt black windowed shower screen, freestanding pedestal basin and low flush WC. Cast iron column radiator. Contrasting white wall tiles to shower, Wood effect porcelain floor tiles. Underfloor heating. LED spotlights to ceiling.

## Front Exterior

Off Road parking for two vehicles with gated side access to rear garden

## Rear Exterior

Spacious and private true West facing rear garden with consistent sun throughout the day.

Porcelain paved patio area and feature lawn. Footings for garage/utility room with mains water and drainage.

## Key Details

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

Gas Central Heating

UPVC Double Glazed Windows throughout

EPC Rating E

