

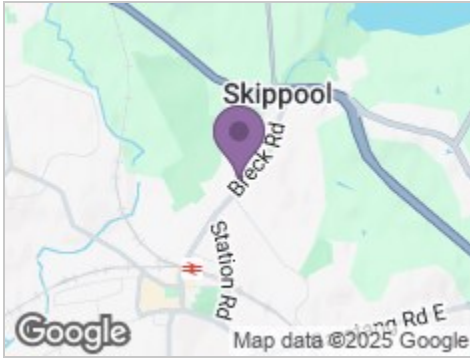
Road Map



Hybrid Map



Terrain Map



Floor Plan



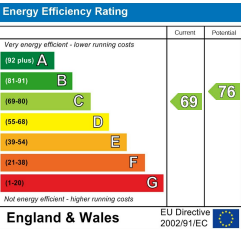
Holly Bank, 127 Breck Road , Poulton-Le-Fylde, FY6 7HJ

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £900,000  4  3  3  C



Holly Bank, 127 Breck Road

, Poulton-Le-Fylde, FY6 7HJ

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Introduction

Welcome to Holly Bank. The original building dates back to approximately 1850 and retains significant Victorian charm throughout.

The property has been extended and renovated in 2011 to provide a significant ground floor entertaining space and further bedroom accommodation to the second floor.

Set within a large plot, this stunning 3600ft family residence sits with a West facing orientation in the heart of Poulton-Le-Fylde.

A simply stunning property that needs to be viewed to be fully appreciated. Viewings by appointment only.

Entrance Vestibule

Solid wooden door housed within stone mullion archway providing access into entrance vestibule. Original tiled floor and internal door with feature stained glass.

Hall

Solid mahogany staircase, with original Newel post, leading to first floor landing. Access to all ground floor rooms. High quality wood flooring and ceiling lights.

Sitting Room

13'9" x 12'1"
UPVC double glazed bay sash window to front. Open chimney housing cast iron log burning stove with slate hearth. High quality wood flooring, radiator and ceiling lights.

Front Reception Room

14'7" x 12'0"
UPVC double glazed bay sash window to front. Living-flame gas fire with and open chimney. High quality wood flooring, radiator and ceiling lights.

Rear Reception Room

14'9" x 13'11"
Open access through to rear dining/games room. Fitted media wall to chimney breast. Wood effect laminate flooring, ceiling lights and underfloor heating.

Dining/Living/Games Room

35'5" x 14'11"
Bright and spacious open plan entertaining space extended out from the original Victorian building. Modern lantern roofs above and bi fold doors

across the back elevation providing substantial light and access to rear garden patio area. Laminate flooring, ceiling lights and underfloor heating. Open access to kitchen.

Kitchen

14'10" x 14'7"
Stable door to side provides access to front and rear gardens. UPVC double glazed window to side. Range of wall and base units with complimentary Corian worktops above. Sunken Corian sink with mixer tap above and separate spray hose. Integral dishwasher and wine cooler. Integrated cooking appliances: microwave combination oven, steam oven and two electric fan ovens. Space for American style fridge freezer. Central kitchen island with five ring gas hob, ceiling mounted extractor fan and raised seating area.

Cellar

Access from internal hallway between Rear Reception Room & Kitchen. Solid concrete floors with low ceiling. Plumbed for washing machine. Used primarily as utility space. Housing all utility meters.

WC

Low flush WC and pedestal wash hand basin.

First Floor Landing

Spindled staircase leading to galleried landing. Double glazed window to rear & side providing ample lighting. Access to all first floor rooms. Stair case leading to second floor. Carpet and ceiling lights.

Master Bedroom

14'7" x 14'0"
UPVC double glazed windows to rear and UPVC window to side. Carpet, ceiling lights and two radiators. Double bi-fold doors leading into dressing room.

Dressing Room

12'0" x 12'0"
UPVC double glazed window to front. Bespoke fitted wardrobes with sliding doors. Tiled floor, ceiling light. Under floor heating. Hidden access to En Suite.

En Suite

8'0" x 6'9"
UPVC double glazed sash window to front. Corner team shower, his and her bowl sinks with free standing vanity units below and low flush WC. Tiled floor, chrome towel heater, underfloor heating and ceiling lights.

Bedroom Two

14'6" x 12'0"
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

First Floor Bathroom

11'3" x 11'3"
UPVC double glazed opaque windows to rear. Three piece bathroom suite comprising; cast iron claw footed freestanding bath tub, high flush WC and wash hand basin. Airing cupboards. Tile floors, ceiling lights and radiator.

Second Floor Landing/Living Room

Open landing space with UPVC double glazed window to front. Access to all second floor rooms. Eaves storage. Carpet, ceiling lights and radiator.

Bedroom Three

19'8" x 13'4"
UPVC double glazed window to rear. Bespoke eaves storage cupboards. Fitted desk and shelving. Carpet, ceiling lights and radiator.

Bedroom Four

13'9" x 9'8"
UPVC double glazed window to side and Velux skylight to front. Fitted eaves storage cupboards. Fitted desk and shelving. Carpet, ceiling lights and radiator.

Second Floor Bathroom

6'9" x 6'2"
UPVC double glazed window to rear. Three piece bathroom suite comprising; corner shower cubicle, vanity sink unit and low flush WC. Wood effect vinyl flooring. Tiled walls and ceiling lights.

Front Exterior

Graveled split level driveway with established shrubs and trees. Ample off road parking for four vehicles. Side lean shed for storage

Rear Exterior

Stunning and spacious West facing rear garden with raised India paved patio area, fish pond and 'secret' garden' potential for a summer house (currently houses greenhouse, growing space and pond filter)

Further Information

Tenure - Freehold
Council Tax Band - F - Wyre Borough Council
EPC Rating C
Original building dates back to approx. 1850
Rear extension built 2011 & flat roof upgraded in 2023

