



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

£223,500

A stunning True Bungalow, offering an absolutely IMMACULATELY presented standard of living, with a stunning Kitchen, modern Shower room, Conservatory and a contemporary decor theme throughout. A credit to the current owners, NEEDS TO BE SEEN !

- Lounge - 18' in length
- Stunning modern Kitchen
- Conservatory
- Modern Shower Room
- Two double Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Garage and additional off street parking

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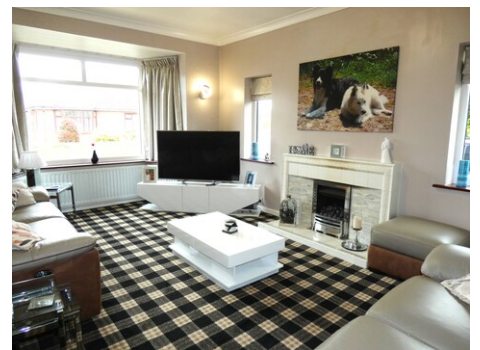
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Vestibule: Meter cupboard, Tiled floor, UPVC double glazed door.

Hall: Loft access, Radiator.

Lounge: 18'0" x 12'0" (5.49 m x 3.66 m) Tiled fireplace with an inset living flame gas fire, TV point, Coved ceiling, UPVC double glazed windows and bay window, Two radiators.

Kitchen: 12'0" x 9'0" (3.66 m x 2.74 m) Stunning modern wall and base cupboard units with complementary worktops, Split level oven and hob with extractor hood, Integrated microwave and dishwasher, Plumbed for washing machine, Space for American style fridge freezer, One and a half bowl stainless steel sink with mixer tap, UPVC double glazed window, Radiator.

Conservatory: 10'0" x 9'5" (3.05 m x 2.87 m) UPVC double glazed windows and door.

Bedroom 1: 14'0" x 11'0" (4.27 m x 3.35 m) Fitted wardrobes and matching furniture, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 11'0" (3.66 m x 3.35 m) Fitted wardrobes, Radiator.

Shower Room: A superb modern style three piece suite comprising :- Walk in shower, Vanity wash basin, Low flush WC, Built in storage cupboard, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mainly laid to gravel, with plants and shrubs.

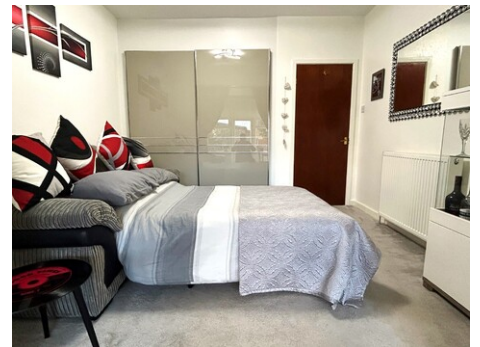
Rear: A lovely Southerly facing garden, not immediately overlooked to the rear. Laid to paved patio areas with established trees and shrubs, Three brick outbuildings

Parking: Brick Garage with light and power accessed via a wider private driveway with potential for ample parking space should you wish.

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band -C £1980.20 (2024/25)



Directions: Leave Poulton in a Westerly direction along Blackpool Old Road. After passing over the mini roundabout take the first right into Blackpool Road, Meadow Crescent is the first left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Meadow Crescent

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