



22 Highcross Road, Poulton-le-Fylde,
FY6 8BA

£379,950

An imposing, traditional 'centre hall' style Semi combining timeless character with modern day fittings. This beautiful family home offers impressive levels of accommodation to include FIVE Bedrooms over the three floors, and is in a fantastic location being just off Hardhorn Road and only around 650m from Poulton centre. Superbly presented throughout... needs to be seen !

- Two separate Reception rooms
- Stunning modern Dining Kitchen - over 24'
- Ground floor WC
- FIVE Bedrooms
- Family Bathroom
- Gardens - Westerly facing to the rear
- Private driveway

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sales@mcdonaldproperty.co.uk

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Vestibule: Part tiled walls, Meter cupboard.

Hall: Coved ceiling, Radiator.

WC: Low flush WC, Wall mounted hand basin, Extractor.

Lounge: 16'0" x 14'0" (4.88 m x 4.27 m) Feature fireplace with an inset living flame gas fire, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Second Lounge: 12'10" x 12'3" (3.91 m x 3.73 m) Living flame gas fire with a decorative surround, Coved ceiling, Picture rail, UPVC double glazed window, Open arch to dining kitchen.

Dining Kitchen: 24'6" x 12'0" (7.47 m x 3.66 m) A stunning modern range of wall and base cupboard units with quartz work surfaces and matching island, Split level double oven and hob, Integrated microwave, fridge freezer, dishwasher and washing machine, Recessed one and a half bowl sink with mixer tap, UPVC double glazed window and bi-fold doors to the rear Garden, Double glazed Velux window, Two radiators.

First Floor:

Landing: Staircase to second floor

Bedroom 1: 13'0" x 12'4" (3.96 m x 3.76 m) TV point, Coved ceiling, UPVC double glazed windows, Radiator.

Bedroom 2: 12'10" x 12'2" (3.91 m x 3.71 m) Coved ceiling, UPVC double glazed windows, Radiator.

Bedroom 3: 9'11" x 7'0" (3.02 m x 2.13 m) TV point, UPVC double glazed window, Radiator.

Bedroom 4: 12'7" x 6'4" (3.84 m x 1.93 m) Fitted wardrobes and drawers, UPVC double glazed window, Radiator.

Family Bathroom: Four piece comprising; Panelled, Built in shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Heated towel rail, UPVC double glazed window.

Second Floor:

Bedroom 5: Fitted furniture, Double glazed Velux windows.



Outside:

Front Garden: Established trees and shrubs.

Rear Garden: A lovely Westerly facing walled garden, Laid to lawn with a delightful tiled patio area and decorative lighting, Raised flower beds, Brick out building with light and power, Gated access to the driveway.

Parking: Private driveway.

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 - D £2227.73 (2024,25)

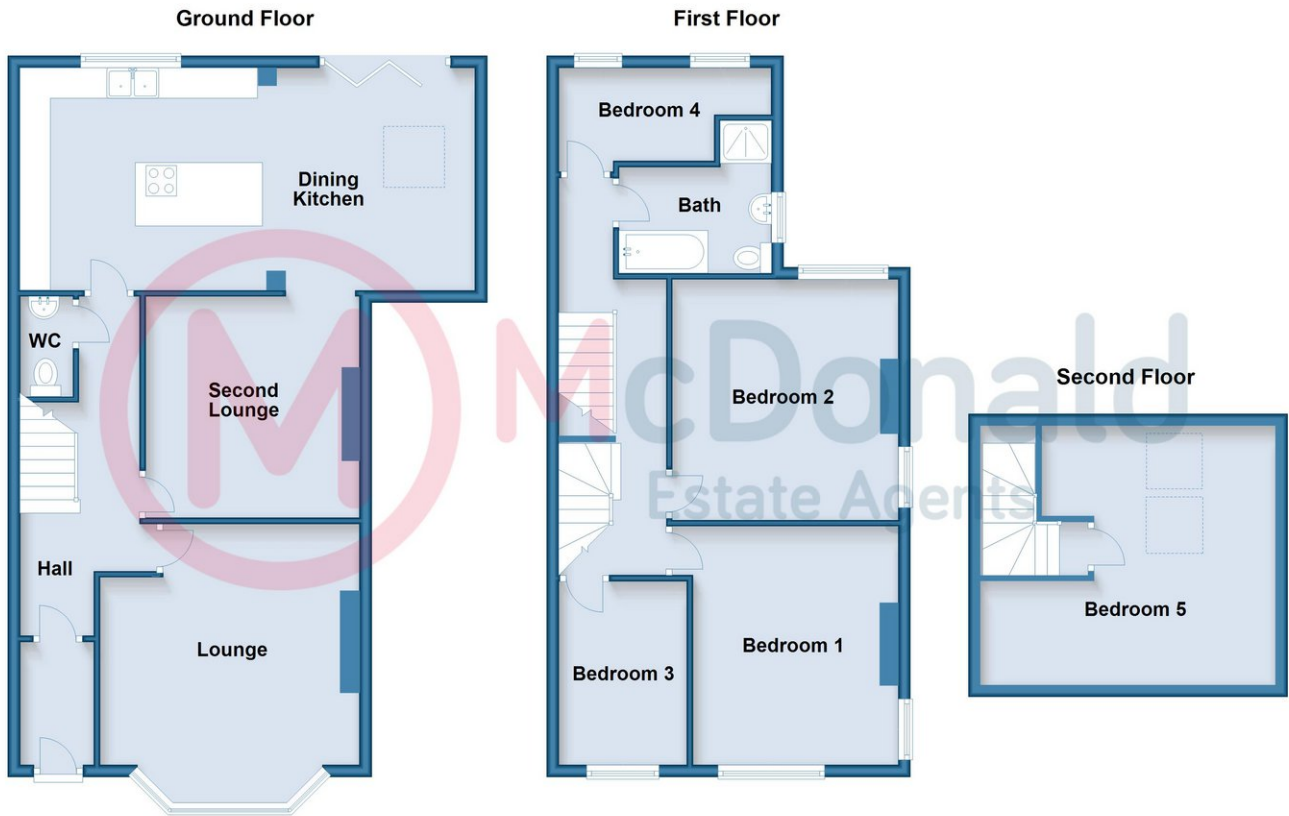


Directions: Leave Poulton centre in a Southerly direction along Hardhorn Road. Continue through the traffic lights and Highcross Road can be found third on the right.

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			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Highcross Road

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