



31 Brockholes Crescent,
Poulton-le-Fylde, FY6 8HX

£181,000

This charming 2-bedroom semi-detached house is in great condition and offers a perfect blend of modern living and convenience. The property boasts a large lounge, kitchen diner, two spacious double bedrooms, and bathroom with separate W/C. The real highlight of the house is the fantastic-sized rear garden, which faces south-west, allowing for plenty of sunlight throughout the day and into the evening. The garden also backs onto expansive playing fields, offering a peaceful and private outlook.

Located in the highly desirable town of Poulton, this home is within close proximity to sought-after schools, making it ideal for families. The property also benefits from excellent access to the motorway, providing easy connections for commuting, as well as being near other local amenities such as shops, parks, bars and restaurants.

With its superb location, well-maintained interiors, and a large garden backing onto tranquil green space, this property offers the perfect combination of comfort, convenience, and outdoor enjoyment.

- Lounge; Kitchen/Diner
- Two double bedrooms
- Off street parking
- Garage

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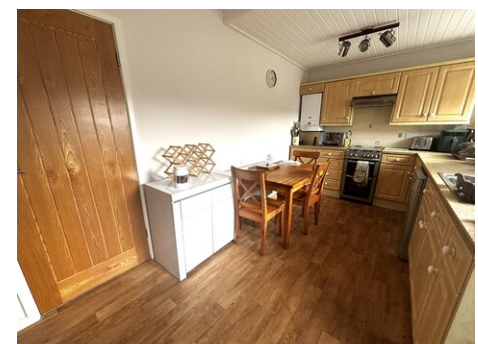
Fylde Coast Property Hub

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- Private SW facing rear garden
- Within catchment for sought after schools
- Excellent motorway access

Hall: Spacious hallway, UPVC double glazed door, Stairs to first floor.

Lounge: 16'4" x 10'7" (4.98 m x 3.23 m) Open fireplace, UPVC double glazed bay window.

Dining Kitchen: 16'11" x 8'8" (5.16 m x 2.64 m) Modern fitted wall and base cupboard units with complementary worksurfaces, Integrated electric oven and grill, Four burner gas hob with extractor over, Stainless steel sink and drainer with mixer tap, Plumbed for dishwasher, Space for fridge freezer, Two UPVC double glazed windows and rear door.

First Floor:

Bedroom 1: 11'11" x 9'8" (3.63 m x 2.95 m) Fitted wardrobe, Two UPVC double glazed windows.

Bedroom 2: 11'11" x 9'6" (3.63 m x 2.90 m) UPVC double glazed window.

Bathroom: Comprising; Bath with shower over, Pedestal wash basin, Tiled walls, Heated towel rail.

Separate WC: Low flush WC.

Outside:

Front: Concrete driveway to the garage, Lawned area, Established hedge to boundary.

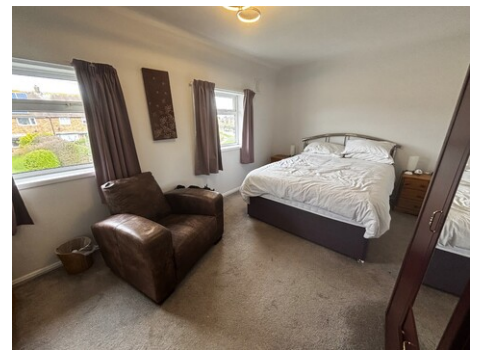
Rear: Private garden, Mainly laid to lawn with flagged patios, Shed, Open aspect over school playing fields.

Utility/Storage: 7'3" x 6'2" (2.21 m x 1.88 m) External utilities space and separate garden storage facility, Plumbed for washing machine.

Garage: With an up and over door from the driveway and door to garden, Power and lighting.

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

Council Tax: Band - B £1,816.89 (2025/26)



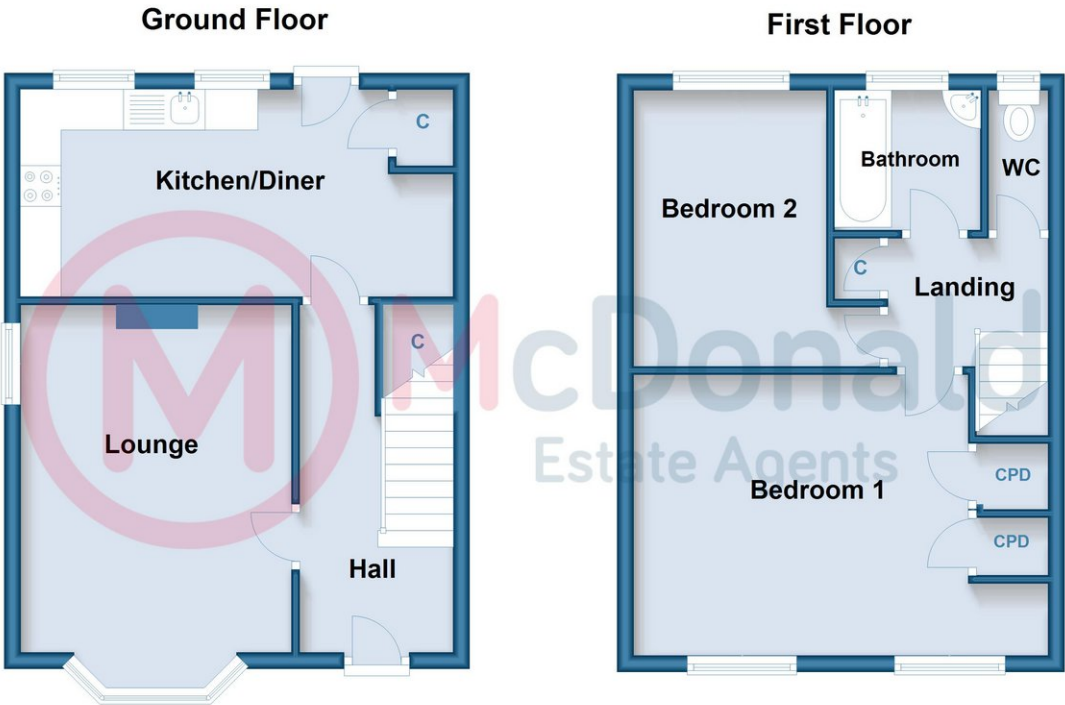
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Directions: Proceed out of Poulton town centre along Hardhorn Road, and at the traffic lights turn left into Garstang Road. Turn first right into Carr Head Lane, first left into Main Drive and finally first right into Brockholes Crescent.

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		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

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