



8 Derby Road, Poulton-le-Fylde,
FY6 7AF

£350,000

Exceptional Family Home in a Prime Poulton-Le-Fylde Location

Situated in one of Poulton-Le-Fylde's most sought-after locations, this beautifully presented and thoughtfully extended home offers a perfect blend of character, space, and modern comfort—just 0.4 miles from the town centre.

The spacious and versatile layout includes four reception rooms, a well-appointed breakfast kitchen, and additional utility and store rooms. Upstairs, you'll find three generous double bedrooms and an impressive four-piece family bathroom.

Externally, the south-west facing rear garden enjoys a high degree of privacy and plenty of afternoon sun—ideal for relaxing or entertaining.

Lovingly renovated with great attention to detail and in keeping with the property's original charm, this is truly a must-see family home in a prime location.

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McDonald

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- **Three DOUBLE bedrooms**
- **FOUR reception rooms**
- **BREAKFAST kitchen**
- **Utility and WC**
- **STUNNING bathroom**
- **PRIME location**
- **Just 0.2 miles to TRAIN STATION**
- **Just 0.4 miles to VILLAGE centre**
- **NO CHAIN**

Porch: Decorative tiled floor.

Hall: Spindled staircase, Coved ceiling, Wood effect laminate flooring, Radiator.

Lounge: 14'2" x 11'9" (4.32 m x 3.58 m) Beautiful fireplace with decorative surround and living flame coal effect fire, Coved ceiling, Picture rail, UPVC double glazed bay and side window. Open archway to:-

Dining Room: 11'7" x 10'10" (3.53 m x 3.30 m) Built in display and storage cupboards to alcoves, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Second Lounge: 12'1" x 11'10" (3.68 m x 3.61 m) Feature fire recessed to chimney breast, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed side window. Open directly to:-

Study Room: 9'8" x 8'11" (2.95 m x 2.72 m) Five UPVC double glazed windows to three elevations with a superb level of natural light, Wood effect laminate flooring.

Breakfast Kitchen: 12'1" x 10'8" (3.68 m x 3.25 m) Stylish range of 'Oak' wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in oven, hob, extractor hood, microwave, fridge freezer and dishwasher, Tiled splashback, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Utility Room: 7'8" x 4'4" (2.34 m x 1.32 m) Tiled floor, Gas central heating boiler, UPVC double glazed rear door.

Store Room/WC: Low flush WC, Wash basin, Tiled floor, UPVC double glazed window. Incorporating store room with fitted storage units.



First Floor:

Landing: Built in storage cupboard.

Bedroom 1: 15'5" x 11'10" (4.70 m x 3.61 m) Feature fireplace with polished wood floorboards, Coved ceiling, Picture rail, Three UPVC double glazed windows on two elevations, Double radiator.

Bedroom 2: 11'8" x 10'9" (3.56 m x 3.28 m) Built in wardrobe to alcove, Coved ceiling, Picture rail, UPVC double glazed window, Double radiator.

Bedroom 3: 12'9" x 11'9" (3.89 m x 3.58 m) Beautiful period style feature fireplace (fire not included), Coved ceiling, Picture rail, Two UPVC double glazed windows, Double radiator.

Bathroom: Stunning four piece bathroom comprising; Free standing bath with shower attachment, Separate shower cubicle, Low flush WC, Pedestal wash basin, Half tiled walls, Two UPVC double glazed windows, Heated towel rail, Additional feature radiator.



Outside:

Front: Forecourt garden.

Rear: Rear courtyard, Excellent level of privacy, Sunnier south-west facing aspect, Stone paved with flowerbeds to borders, Timber shed, Brick outbuilding.

Parking: Potential off street parking to the rear, accessed via double gates.



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 £2336.00 (2025/26)



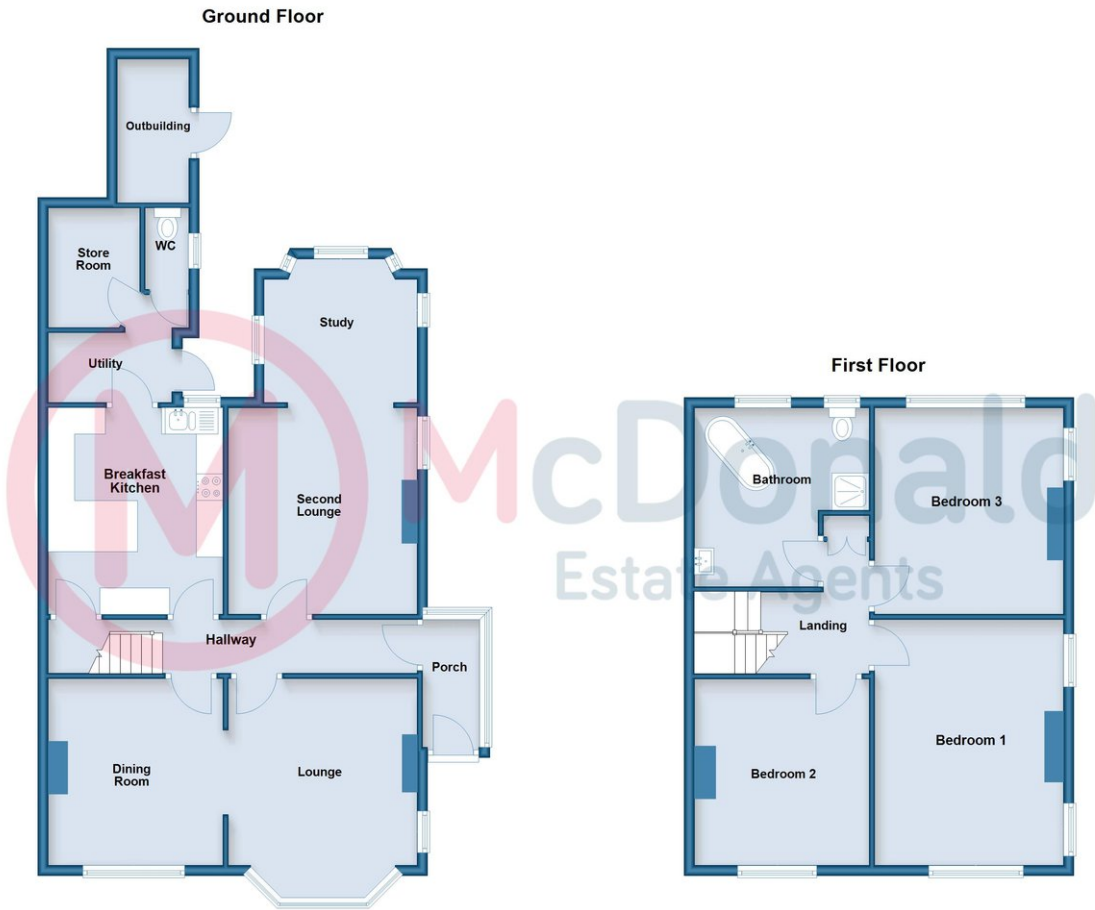
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Directions: Take Breck Road heading away from Poulton centre and Derby Road can be found second on the left.

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		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Derby Road

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