



73 Levens Drive, Poulton-le-Fylde,
FY6 8EZ

£320,000

Tucked away in a cul-de-sac in a much sought after spot just off Hardhorn Road, this Link Detached Home has been **TRANSFORMED** in recent years, to include a stunning open plan Dining Kitchen which overlooks the manicured rear Garden, a gorgeous four piece Bathroom, and a crisp modern decor theme throughout. Truly a credit to the current owners.

- Lounge
- Modern Dining Kitchen
- Ground floor WC
- Three Bedrooms
- Four piece Bathroom
- Gardens
- Integral Garage



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Hall: Wood effect laminate flooring, UPVC double glazed windows and door.

Lounge: 15'6" x 12'3" (4.72 m x 3.73 m) Beautiful feature fireplace with an inset remote control 'living' fire, TV point, UPVC double glazed bow bay window, Radiator.

Dining Kitchen: 18'8" x 11'1" (5.69 m x 3.38 m) Stunning modern fitted units with quartz worktops, Split level 'Neff' oven and hob with extractor, Integrated fridge freezer and dishwasher, Recessed sink with 'Quooker' tap, Wood effect laminate flooring, Personal door to garage, UPVC double glazed windows and patio doors, Vertical radiator.

WC: Integrated low flush WC and wash basin, Tiled floor, UPVC double glazed window, Towel heater radiator.

First Floor:

Landing: Built in cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 15'6" x 11'2" (4.72 m x 3.40 m) Modern fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 11'2" x 10'0" (3.40 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'4" x 7'2" (2.84 m x 2.18 m) UPVC double glazed window, Radiator.

Bathroom: A stunning modern four piece comprising; Freestanding bath with shower attachment, Walk in shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed windows, Towel heater radiator.

Outside:

Front: Lawn and paved.

Rear: A lovely rear Garden mainly laid to lawn with paved patio area and flower border.

Parking: Integrated garage with light and power, Plumbed for washing machine. Additional parking to the front.

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 - E £2855.11 (2025/26).

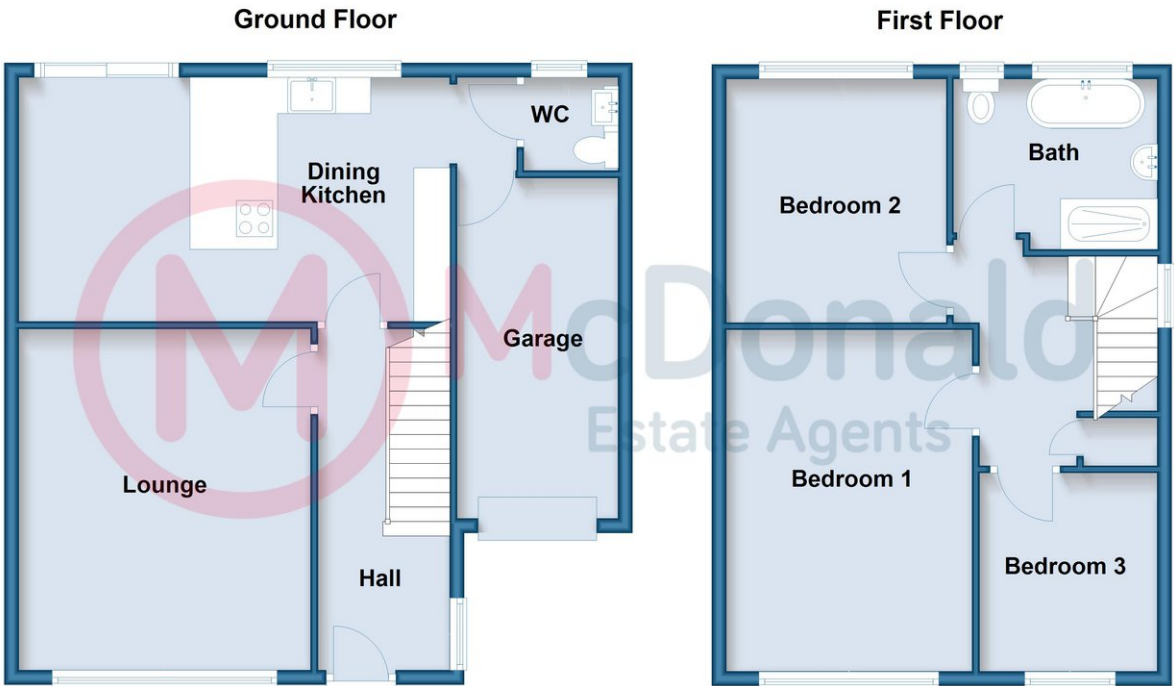


Directions: Heading out of Poulton along Hardhorn Road, continue through the traffic lights taking your fourth right into Eildon Drive and finally first right into Levens.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76



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Plan produced using PlanUp.

Levens Drive

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