



4 Stafford Avenue, Poulton-le-Fylde,
FY6 8BJ

£350,000

Superbly located literally just off Highcross Road, This Detached Dormer style Bungalow has been lovingly maintained and provides immaculately presented accommodation whilst still offering a perfect blank canvas for you to really make your own.
Sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Three Double Bedrooms
- Ground floor Bathroom
- First floor Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Gardens
- Garage.

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Vestibule: Tiled floor, UPVC double glazed window and doors.

Hall: Understairs storage, Built in cupboard, Radiator.

Lounge: 13'11" x 12'0" (4.24 m x 3.66 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 24'7" x 9'9" (7.49 m x 2.97 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink unit with mixer tap, Integrated fridge and freezer, Electric cooker point with extractor hood, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed windows and door, Two radiators.

Bedroom 1: 12'2" x 11'0" (3.71 m x 3.35 m) Coved ceiling, UPVC double glazed window, Radiator.

Ground Floor Bathroom: () Attractive four piece suite comprising; Panelled bath, Vanity wash basin, Low flush WC, Walk in shower cubicle, Tiled walls and floor, Two UPVC double glazed windows, Heated towel rail.



First Floor:

Landing: Built in cupboards, UPVC double glazed window.

Bedroom 2: 14'2" x 14'0" (4.32 m x 4.27 m) Fitted wardrobes, UPVC double glazed windows, Radiator.

Bedroom 3: 13'0" x 9'5" (3.96 m x 2.87 m) Access to eaves storage, UPVC double glazed window, Radiator.

Shower Room: Three piece suite comprising; Step in shower cubicle, Low flush WC, Pedestal wash basin, Double glazed Velux style window, Heated towel rail.



Outside:

Front: Mainly gravelled.

Rear: Laid to paving and gravel with mature beds and borders.

Parking: Brick garage (19') with an electric up and over door, Power, Lighting, Additional storage area, UPVC double glazed window and door, Access via private drive.



Heating: Gas central heating (NOT TESTED).

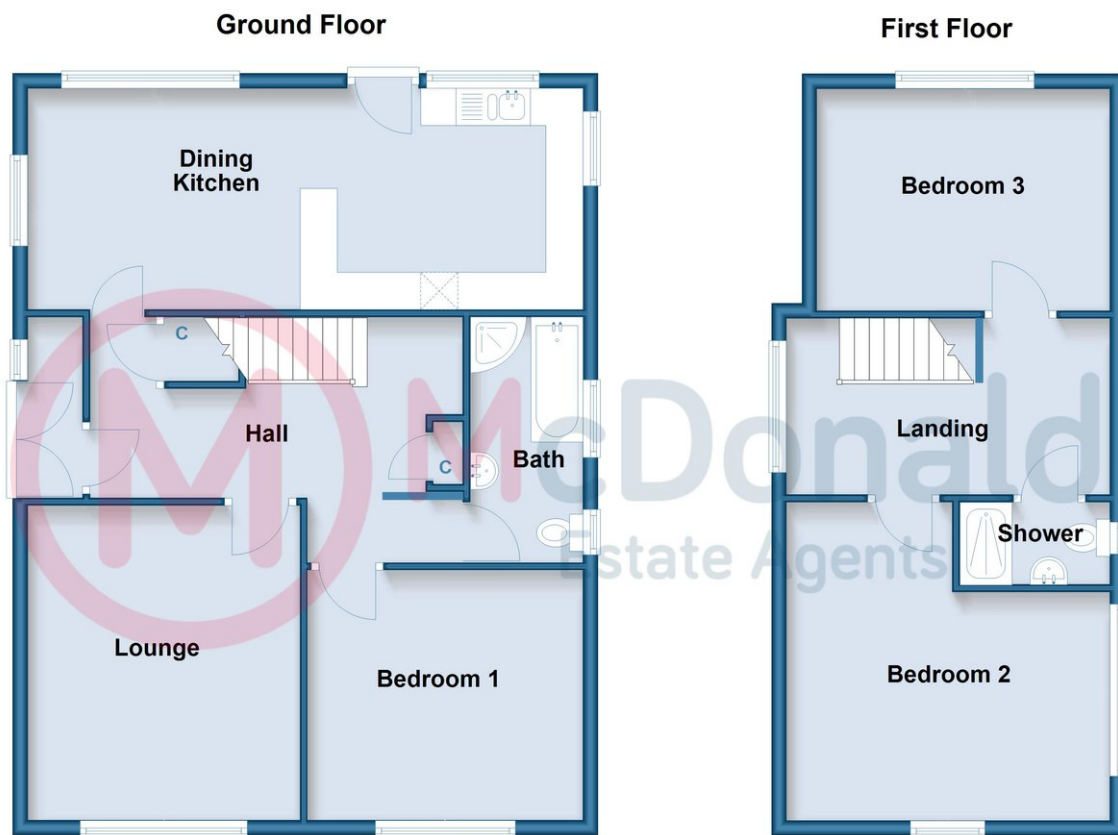
Council Tax: Band - E £2855.11 (2025/26)



Directions: Proceeding out of Poulton town centre along Hardhorn Road, travel through the traffic light junction and take the second right into Highcross Road. Stafford Avenue is the second road 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.



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Stafford Avenue

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