



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

£279,000

***** Spacious Detached True Bungalow
in a Prime Location *****

Offered with no onward chain, this well-presented detached true bungalow enjoys a sought-after location just off Highcross Road, only 0.7 miles from Poulton-le-Fylde village centre.

The property offers generously proportioned accommodation throughout, with scope for further modernisation. Features include: A bright and spacious through lounge over 25ft in length, which could potentially provide a THIRD bedroom to supplement the TWO existing bedrooms. A modern shower room

and dining kitchen leading to the large extended sun lounge overlooking the private, west-facing rear garden, perfect for enjoying the afternoon and evening sun.

This is a fantastic opportunity for buyers looking to downsize or those seeking a bungalow with potential in a desirable location.

- TWO bedrooms
- Lounge / Dining Room
- Dining kitchen
- Modern shower room

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- Sun Lounge
- WEST facing rear
- Garage PLUS parking

Vestibule: UPVC double glazed front door, Meter cupboard.

Hallway: Radiator, Coved ceiling, Cloaks cupboard, Separate storage cupboard also housing gas central heating boiler, Loft access.



Lounge / Dining Room: 25'7" x 11'11" (7.80 m x 3.63 m) UPVC double glazed side and bay windows, Bench seating to bay window, Two radiators, Coved ceiling, Feature period fireplace with living flame coal effect gas fire. (the dining area part of this room could potentially be converted to create a third bedroom)

Dining Kitchen: 11'9" x 9'10" (3.58 m x 3.00 m) Fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob & Extractor hood, Stainless steel sink, Plumbed for dishwasher



Bedroom 2: 10'11" x 9'6" (3.33 m x 2.90 m) Radiator, UPVC double glazed window, Built in wardrobe.

Shower Room: Modern three piece shower room comprising Large shower cubicle, Vanity wash hand basin, Integrated low flush wc, UPVC double glazed window, Heated towel rail/radiator, Tiled walls.

Bedroom 1: 14'10" x 11'11" (4.52 m x 3.63 m) Built in wardrobes, Radiator, UPVC double glazed window.



Sun Lounge: 11'5" x 11'4" (3.48 m x 3.45 m) UPVC double glazed windows, side door and patio doors.

Outside:

Front Garden: Paved, Flowered beds with numerous established plants and shrubs.

Rear Garden: Sunnier west facing aspect with an excellent level of privacy, Mostly paved with inset and flowered beds and a large number of established plants and shrubs.



Parking: Ample off street parking to generous driveway plus a brick Garage with Electric roller door, Light and power.



Heating: Gas central heating (NOT TESTED)

Council Tax: Band E / charges are £2722.78 for 2025/6

Tenure: We are informed the property is freehold. Interested parties should seek clarification from their legal advisor.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Stafford Avenue

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