



7 Miller Crescent, Singleton,
Poulton-le-Fylde, FY6 8LW

£170,000

***** PRIME LOCATION – STUNNING VIEWS FRONT & BACK! *****

This charming mid-terraced garden home enjoys a truly idyllic rural setting, offering uninterrupted open views both to the front and rear. To the front, the property overlooks a peaceful green space and woodland area, while the rear garden opens out onto expansive countryside fields – perfect for those seeking tranquillity and scenic surroundings.

Inside, the home features, Two double bedrooms, A modern and stylish shower room, a spacious open-plan lounge and dining area and a fitted kitchen. Additional benefits include off-street parking to the front of the property.

A must-see to fully appreciate the location and lifestyle on offer!

- OPEN ASPECT views
- Two DOUBLE bedrooms
- Lounge / Dining Room
- FITTED kitchen

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- MODERN shower room
- UPVC double glazing
- Gas central heating
- Superb LOCATION

Ground Floor:

Hall: UPVC double glazed window and front door, Spindle staircase.

Lounge / Dining Room: 19'6" x 11'0" (5.94 m x 3.35 m) Fireplace with marble surround and hearth with electric fire, UPVC double glazed window and patio doors to rear gardens.

Kitchen: 11'6" x 7'5" (3.51 m x 2.26 m) Fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob and Extractor hood, Colour co-ordinated 1 1/2 bowl sink, UPVC double glazed window and rear door, Plumbed for automatic washer, Built in storage cup/Pantry, Wooden effect laminate flooring.

First Floor:

Landing:

Bedroom 1: 14'3" x 8'7" (4.34 m x 2.62 m) Fitted Wardrobes with matching drawers and shelving, Radiator, UPVC double glazed window, Coved ceiling.

Bedroom 2: 11'2" x 10'6" (3.40 m x 3.20 m) Built in wardrobe, Radiator, Coved ceiling.

Walk in Wardrobe / Office: () UPVC double glazed window, Built in desk, Wardrobe area with rail.

Shower Room: Modern three piece shower room with Large shower cubicle with Panelled walls, Pedestal wash hand basin, and Low flush wc, Tiled walls, Radiator, UPVC double glazed window, Tiled floor, Extractor fan,

Outside:

Front Garden: Slated Flower bed, Overlooking small green/woodland.

Rear Garden: Paved patio, Mostly lawned with flower bed, Outstanding open aspect views over fields.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED)

Council Tax: Band B / £1816.89 for 2025/6

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.

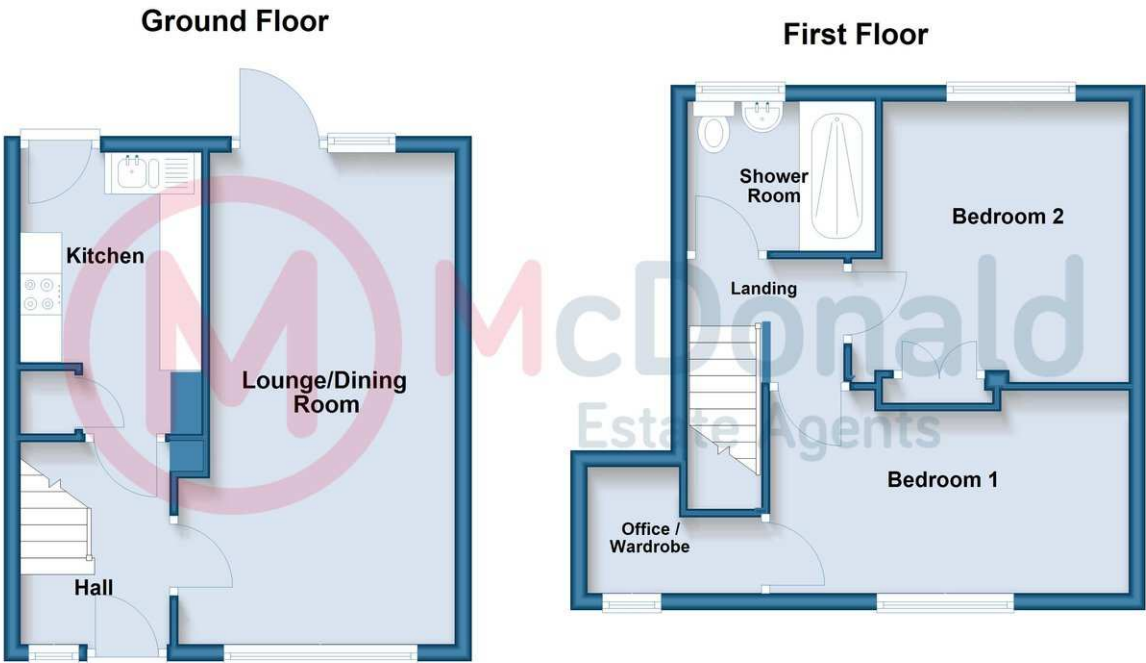


Directions: From Poulton Le Fylde head inland along Garstang Road. At the major lights with the petrol station on your left, turn right into Lodge Lane. Follow the road to the roundabout with Station Road. Bear left along Weeton Road, turning first left into Church Road. Millers Crescent is a short distance along on you 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	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Miller Crescent

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