



Mains Lane, Poulton-Le-Fylde

Offers Over £230,000

Mains Lane

Poulton-Le-Fylde

This well presented 3-bedroom semi-detached house offers a wonderful opportunity for families and investors alike. Boasting a layout designed for comfort and functionality, the property features a spacious hallway leading to the open plan lounge/dining room, perfect for entertaining guests. The kitchen is equipped with integrated appliances including a 5-ring gas hob and electric oven, making meal preparation a breeze. Upstairs, the landing leads to 3 well-proportioned bedrooms, a 2-piece suite bathroom, and a separate WC, providing ample space for a growing family. Additional highlights include off-road parking for multiple cars and an enclosed garden to the rear with a convenient storage shed. The modern boiler, only 5 years old, is located in the back bedroom, ensuring efficiency and warmth throughout the property.

Outside, the property showcases a laid to lawn front garden and driveway for multiple cars, offering a warm welcome to residents and visitors alike. The enclosed rear garden provides a private retreat with its own laid to lawn area and practical storage shed, perfect for outdoor gatherings or simply enjoying a peaceful moment outdoors. This property combines practicality with charm, creating a home that is both inviting and functional – a rare find in today's competitive property market.

Council Tax band: C

Tenure: Freehold

- No Onward Chain
- Hallway, Open Plan Lounge/Dining Room, Kitchen with integrated 5 ring gas hob and electric oven
- Landing, 3 Bedrooms, 2 Piece Suite Bathroom and separate WC
- Off Road Parking for Multiple Cars, Enclosed Garden to the rear with storage shed



**Hallway**

15' 2" x 6' 0" (4.63m x 1.82m)

Lounge

11' 9" x 10' 5" (3.59m x 3.17m)

Dining Room

13' 3" x 9' 4" (4.05m x 2.85m)

Kitchen

8' 10" x 6' 11" (2.68m x 2.11m)

Landing

10' 10" x 2' 6" (3.29m x 0.75m)

Bedroom 1

11' 9" x 10' 1" (3.58m x 3.08m)

Bedroom 2

12' 6" x 9' 3" (3.81m x 2.82m)

Bedroom 3

7' 6" x 6' 4" (2.28m x 1.92m)

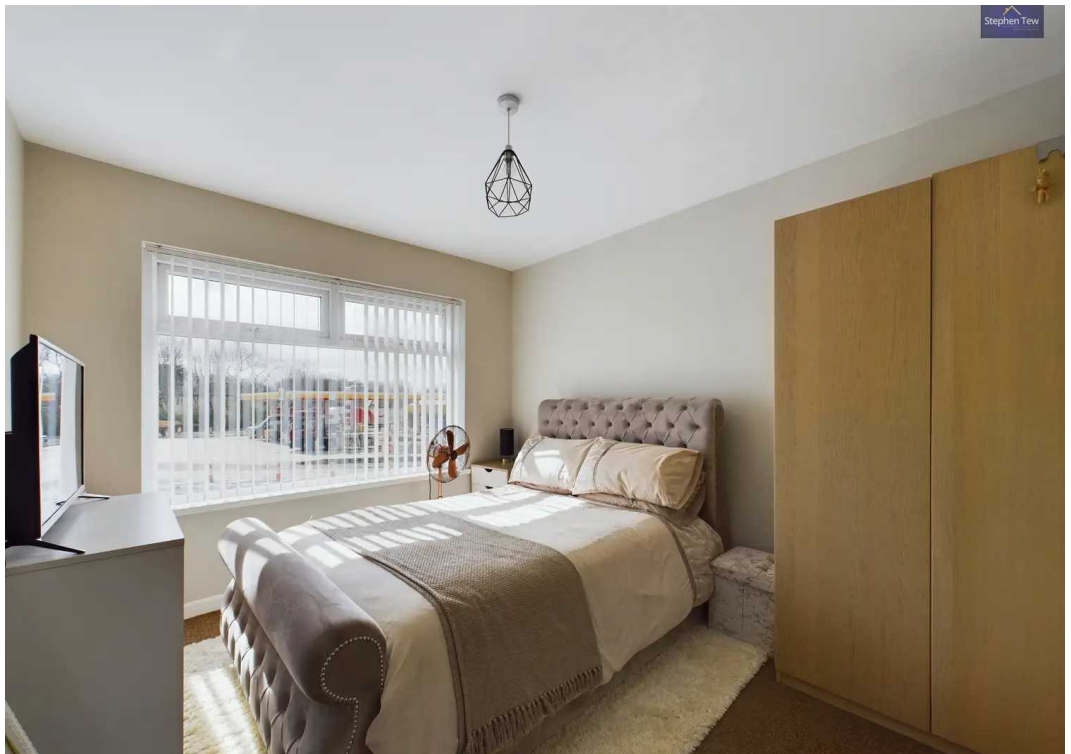
Bathroom

5' 6" x 7' 0" (1.67m x 2.13m)

WC

2' 7" x 4' 0" (0.79m x 1.23m)







FRONT GARDEN

Laid to lawn and driveway to the front.

REAR GARDEN

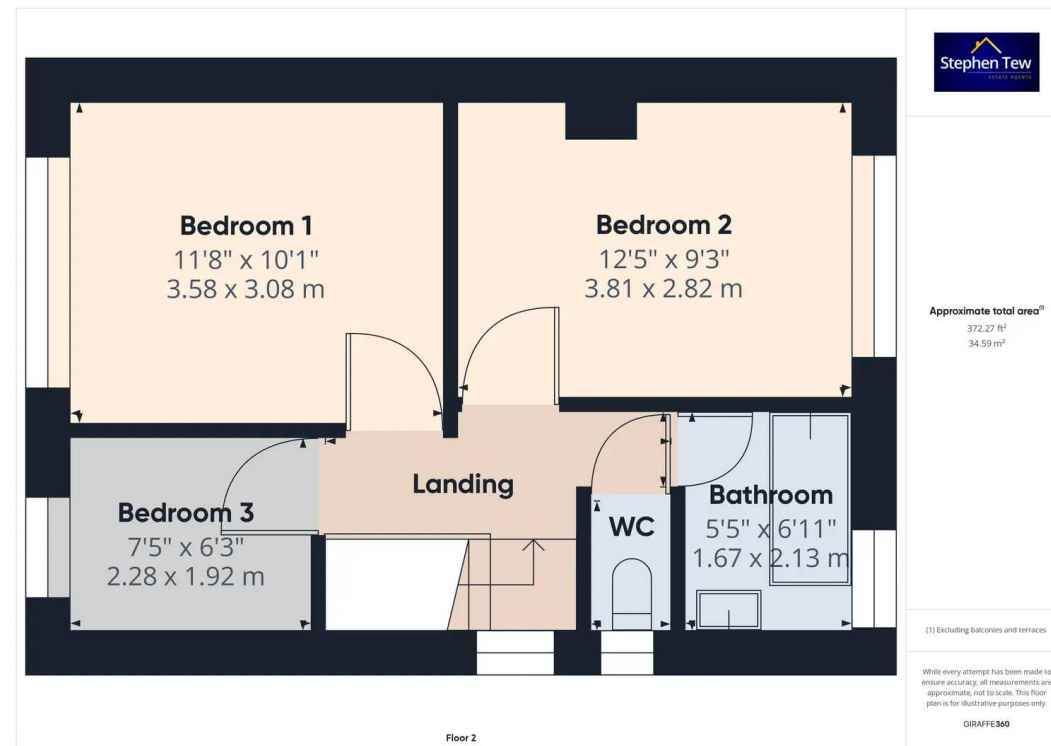
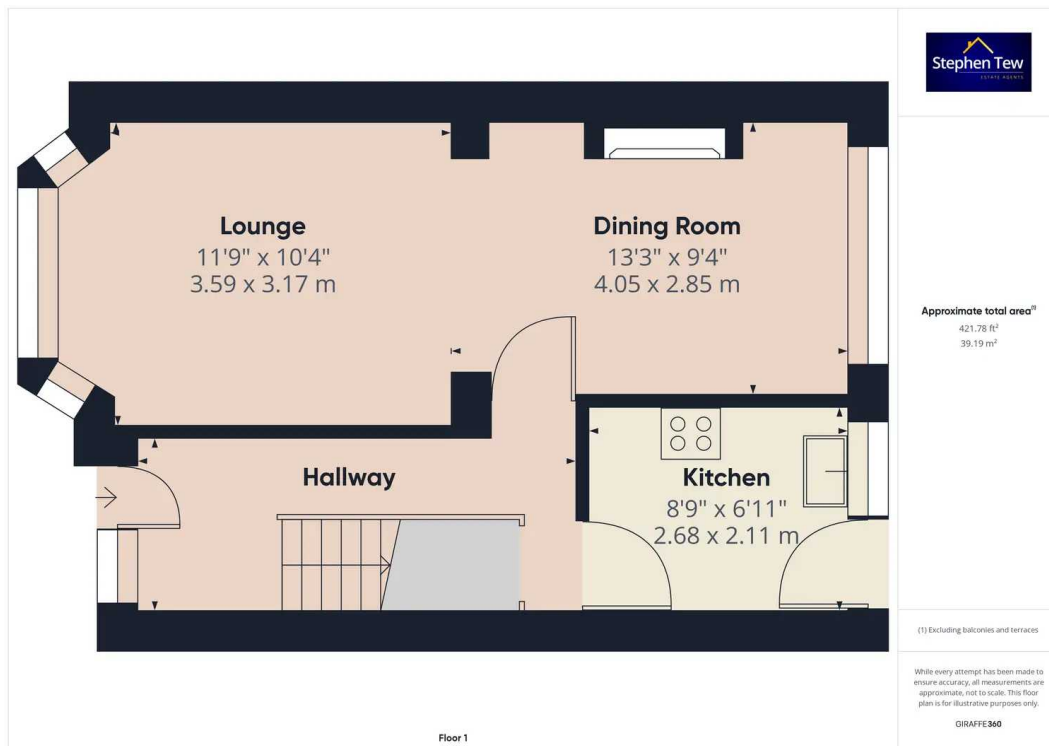
Enclosed garden to the rear with laid to lawn and shed for storage.

OFF STREET

2 Parking Spaces

Driveway to the front.







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