



8 Rosemount Avenue, Preesall

Poulton-Le-Fylde

Offers Over **£180,000**

8 Rosemount Avenue

Preesall, Poulton-Le-Fylde

Nestled within a peaceful residential location, this semi-detached true bungalow offers a charming retreat for those seeking a comfortable and convenient home. Situated on a generous corner plot, the property boasts a well-maintained exterior with an entrance porch leading into a welcoming hallway. The interior comprises a lounge providing a perfect setting for relaxation, a fitted kitchen ideal for culinary enthusiasts, a delightful conservatory, two generously proportioned bedrooms, and a modern bathroom providing every-day comfort. Additional highlights include gas central heating, uPVC double glazing ensuring energy efficiency, off-road parking, a garage for secure vehicle storage, and front, side, and rear gardens offering ample space for outdoor enjoyment. With the added benefit of no onward chain, this property presents an excellent opportunity for a smooth and hassle-free move to a tranquil setting.

Council Tax band: B

Tenure: Freehold

- Semi Detached True Bungalow situated on a corner plot in a residential location
- Entrance Porch, Hallway, Lounge, Fitted Kitchen, Conservatory, 2 Bedrooms, Modern Bathroom
- Gas Central Heating, uPVC Double Glazing
- Off Road parking, Garage, Enclosed Front, side and rear garden
- No onward chain
- Loft is boarded with pulldown ladder





Entrance Porch

3' 2" x 9' 7" (0.97m x 2.93m)

Hallway

Lounge

11' 3" x 17' 0" (3.43m x 5.18m)

Kitchen

9' 11" x 9' 6" (3.02m x 2.89m)

Conservatory

11' 9" x 8' 11" (3.58m x 2.71m)

Bedroom 1

9' 8" x 14' 10" (2.95m x 4.51m)

Bedroom 2

8' 6" x 9' 5" (2.58m x 2.86m)

Bathroom

5' 10" x 6' 8" (1.78m x 2.04m)





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Bedroom 1

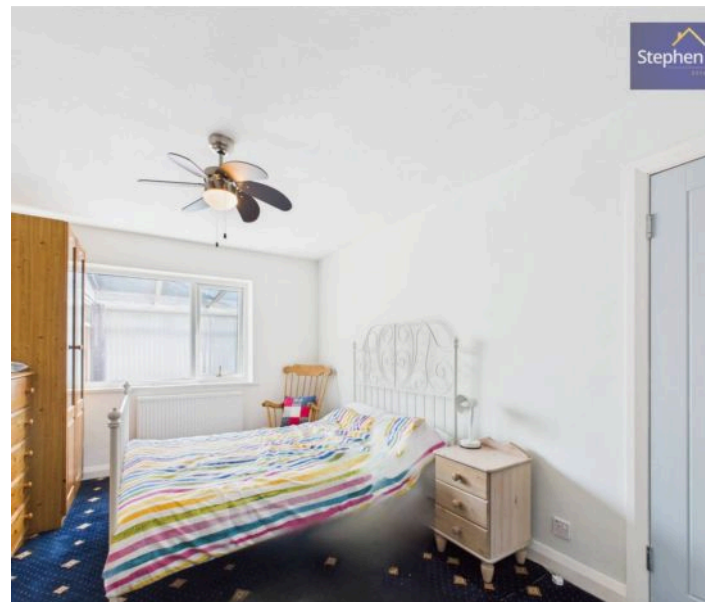
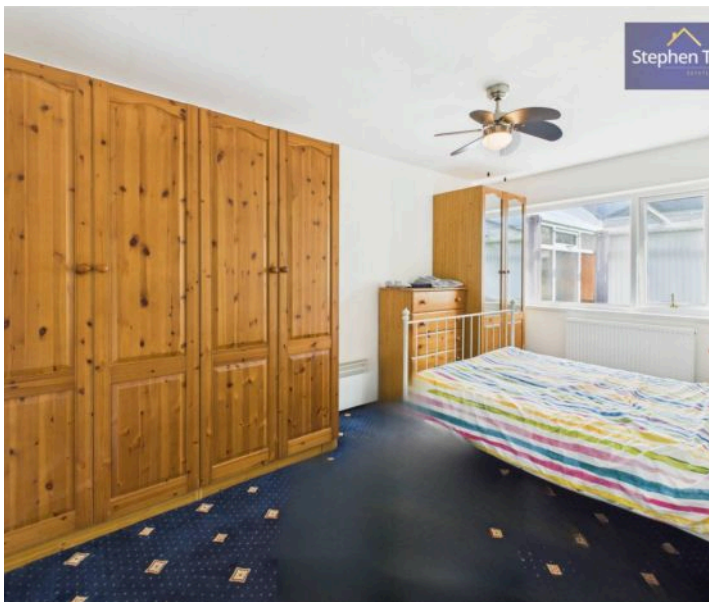
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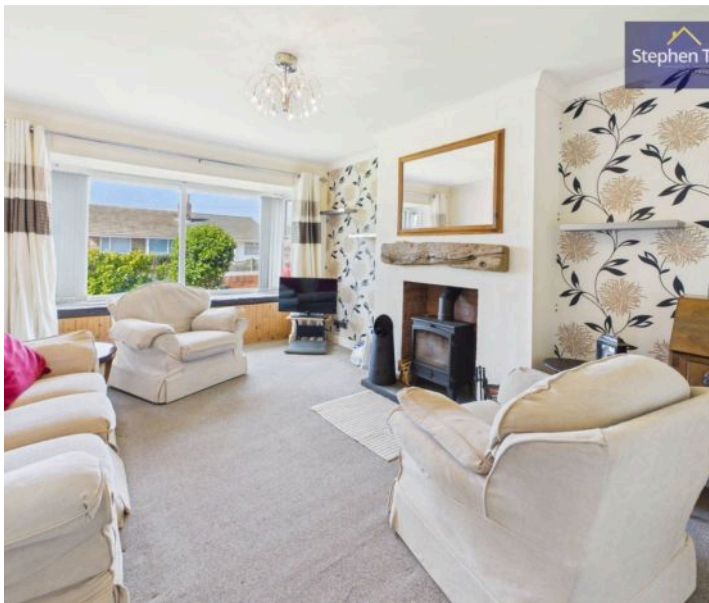
GARDEN

OFF STREET

2 Parking Spaces

GARAGE

Single Garage





Approximate total area⁽¹⁾
733 ft²
68.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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