



**11 Pinewood Avenue, Preesall**

Poulton-Le-Fylde

Offers Over **£190,000**

# 11 Pinewood Avenue

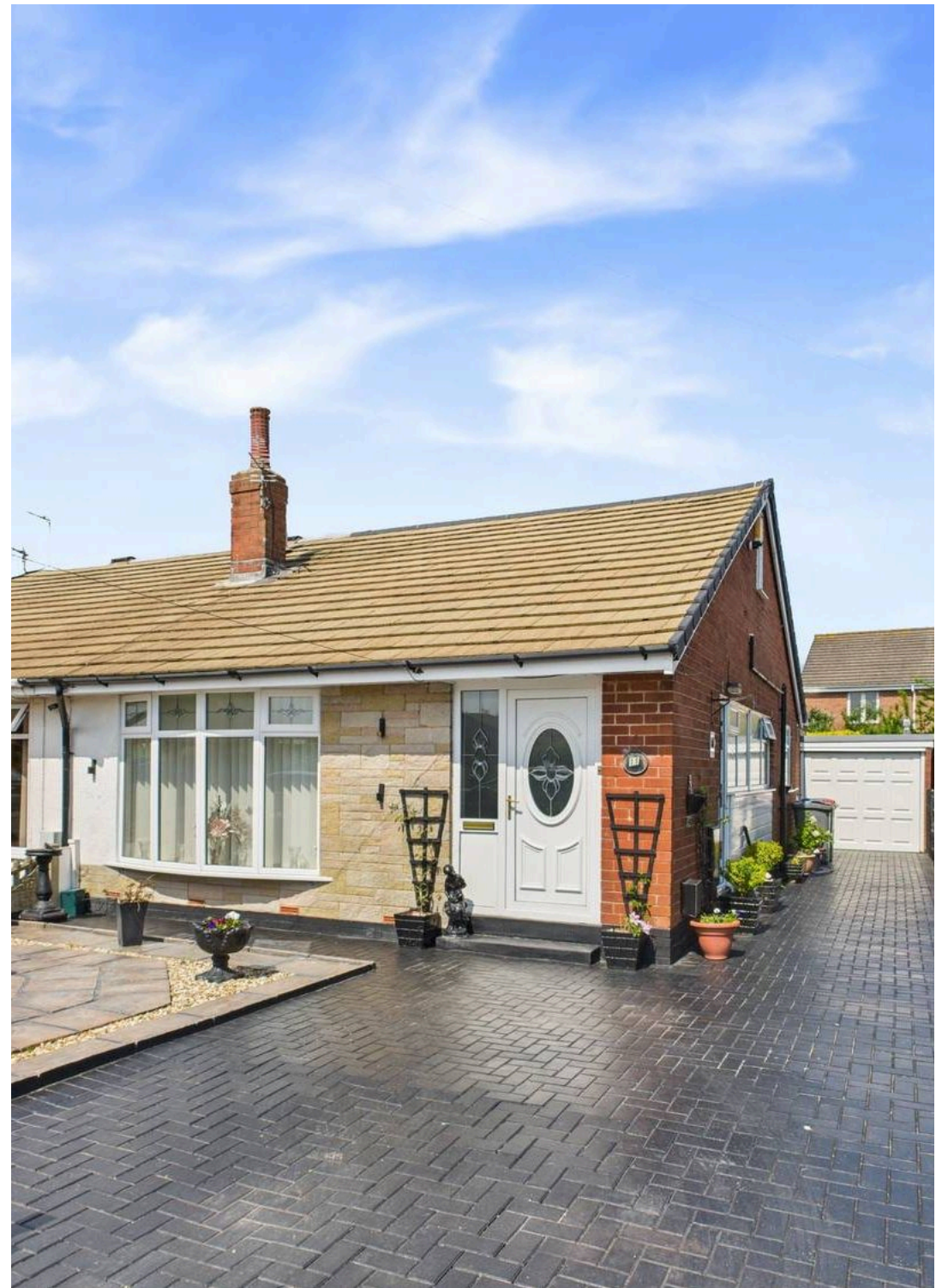
Preesall, Poulton-Le-Fylde

Nestled in a sought-after area, this wonderful 2-bedroom dormer bungalow presents a rare opportunity for those seeking a comfortable and spacious home. Extended both to the rear and to the first floor, this semi-detached property offers an abundance of living space and boasts a prime location just a short distance from the picturesque coast. The convenience of having essential amenities such as shops, a medical centre, and local services within easy reach makes daily living a breeze. A private driveway and garage provide ample parking space, while the interior features an entrance vestibule, a lounge, and a well-equipped kitchen complete with integrated appliances installed within the last 2 years. The extended dining room, appointed with patio doors leading out to the garden, offers a perfect setting for entertaining guests. The ground floor also includes a fully-fitted 3-piece suite bathroom and a bedroom with fitted wardrobes, while the second bedroom on the first floor boasts fitted wardrobes, storage units, and Velux windows for a touch of elegance. The boiler was replaced in 2024 offering peace of mind to the new owners.

The outdoor space is just as impressive, with a low-maintenance garden at the rear providing a tranquil sanctuary for relaxation whilst allowing access to the garage for additional storage or parking needs. The combination of a convenient location, modern amenities, and a well-maintained exterior make this property an ideal choice for those seeking a harmonious blend of comfort and style. Don't miss the chance to make this charming property your own – book a viewing today and let this delightful home inspire you.

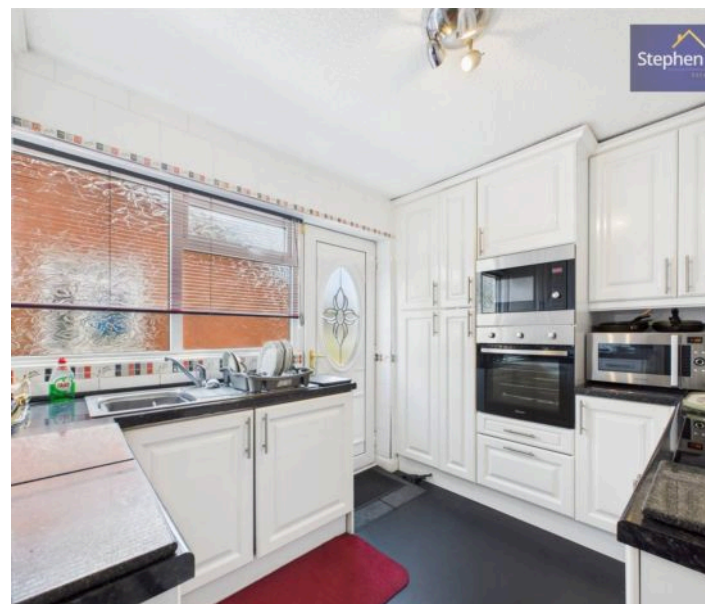
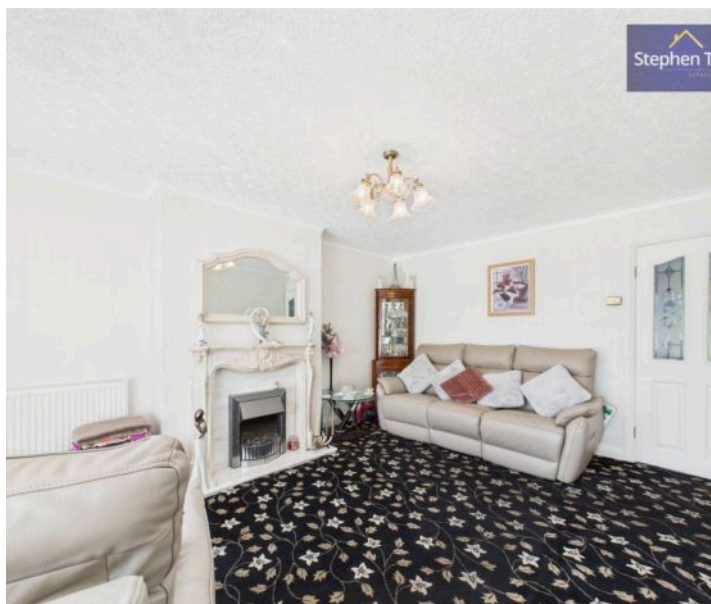
Council Tax band: C

Tenure: Freehold





- 2 Bedroom Extended Semi-Detached Dormer Bungalow
- Fantastic Location Just A Short Distance From The Picturesque Coast And Conveniently Placed For Access To Shops, Medical Centre And Local Amenities
- Driveway And Garage
- Entrance Vestibule, Lounge, Kitchen With Integrated Oven, Microwave, Fridge, Washing Machine (All Installed Within The Last 2 Years), Dishwasher And Electric Hob
- Extended Dining Room With Patio Doors Leading Out To The Garden, 3 Piece Suite Bathroom, Bedroom 1 With Fitted Wardrobes
- Bedroom 2 To The First Floor With Fitted Wardrobes, Storage Units And Velux Windows
- Boiler Replaced In 2024
- Boiler Located In Cupboard On 1st Floor





**Entrance Vestibule**  
6' 10" x 3' 8" (2.09m x 1.13m)

**Lounge**  
16' 3" x 12' 0" (4.95m x 3.65m)

**Hallway**  
5' 9" x 4' 6" (1.75m x 1.36m)

**Kitchen**  
10' 5" x 7' 11" (3.17m x 2.41m)

**Bathroom**  
6' 0" x 5' 4" (1.84m x 1.62m)

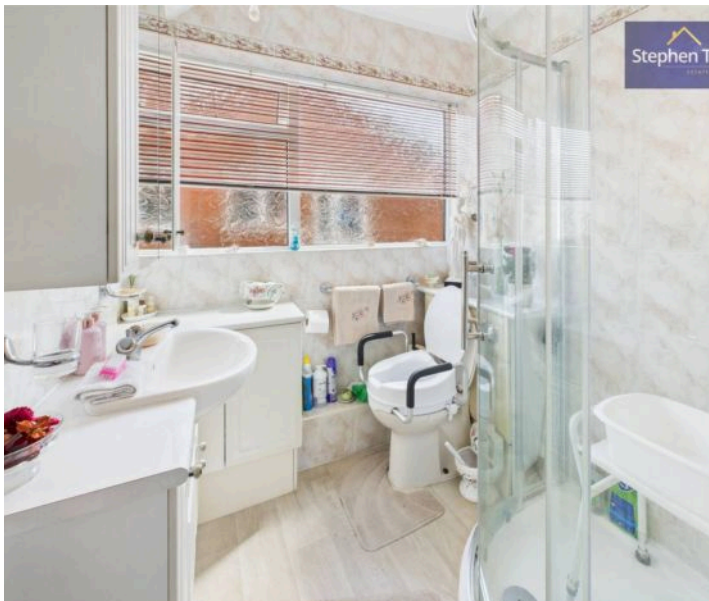
**Dining Room**  
10' 4" x 9' 5" (3.16m x 2.88m)

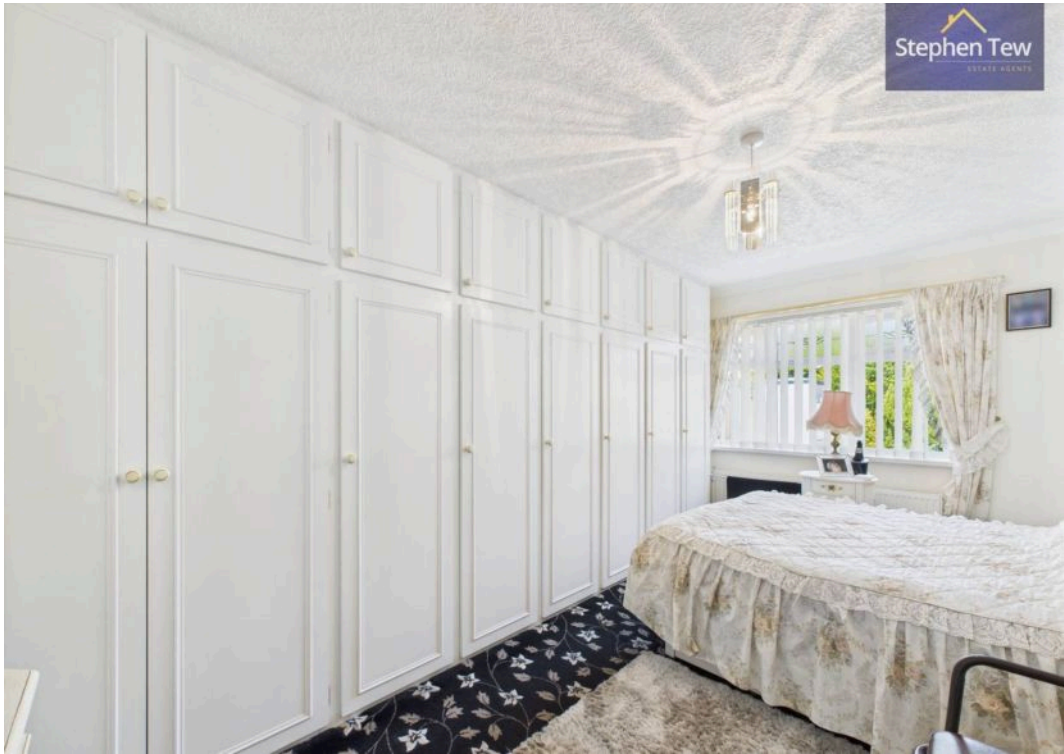
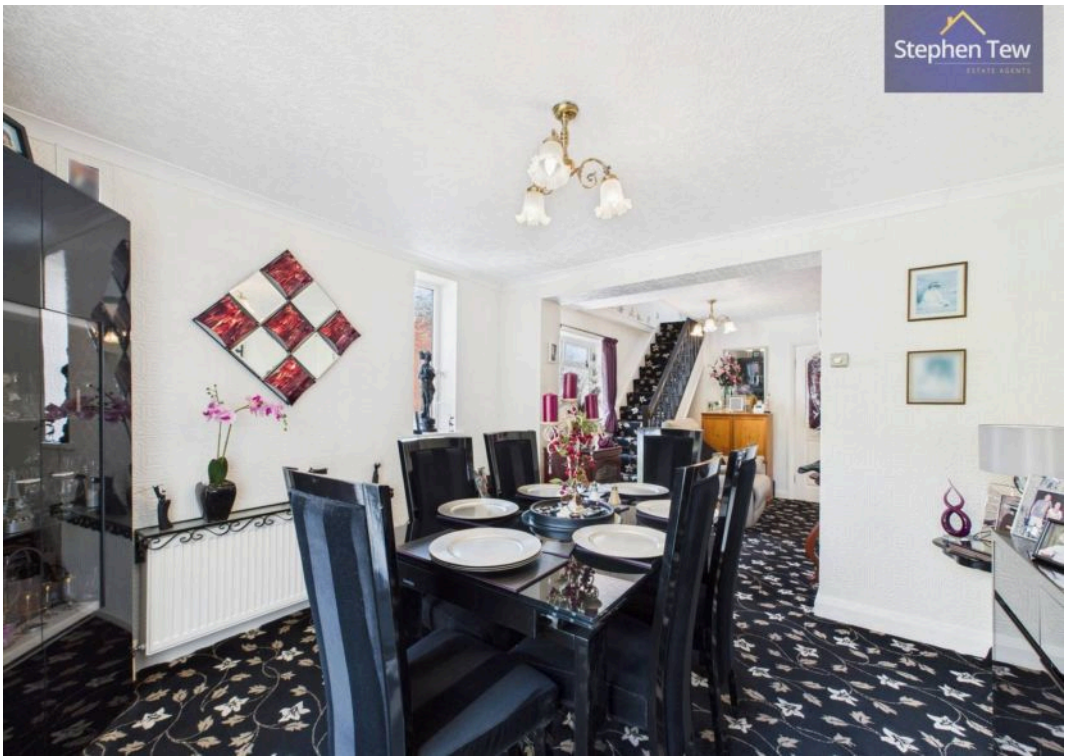
**Dining Room**  
11' 0" x 11' 5" (3.35m x 3.49m)

**Bedroom 1**  
15' 5" x 8' 8" (4.69m x 2.63m)

**Landing**  
5' 4" x 3' 2" (1.63m x 0.96m)

**Bedroom 2**  
9' 11" x 13' 11" (3.01m x 4.24m)







## FRONT GARDEN

## REAR GARDEN

Low maintenance garden to the rear with access to the garage.

## GARAGE

Single Garage

## DRIVEWAY

1 Parking Space







## Stephen Tew Estate Agents

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