



5 Sandicroft Place, Preesall

Poulton-Le-Fylde

Offers Over £250,000

5 Sandicroft Place

Preesall, Poulton-Le-Fylde

Semi detached house situated within a charming cul de sac location, this property offers a delightful blend of modern comforts and functionality. Upon entering through the entrance porch, one is greeted by a bright lounge that seamlessly flows into a spacious open plan contemporary kitchen. The kitchen boasts sleek finishes and ample storage, complete with additional space for dining or as a cosy family room. Convenience is key with an adjoining utility room and a convenient WC on this level. Upstairs, the property features three well-appointed bedrooms and a stylish four-piece bathroom suite, providing ample space for comfortable living.

The outdoor space of this property is equally impressive, featuring a driveway for off-road parking and an enclosed sunny rear garden that offers a peaceful retreat. The garden provides a blank canvas for landscaping and outdoor entertaining, perfect for enjoying al fresco dining or simply soaking up the sun. Furthermore, the property includes a garage, providing additional storage space or parking options. Well-presented throughout, this property is ready for its new owners to move in and make it their own. With a perfect balance of indoor and outdoor living spaces, this property offers a fantastic opportunity for those seeking a modern home in a convenient and sought-after location.

Council Tax band: C

Tenure: Freehold

- Semi detached house situated within lovely cul de sac location
- Entrance porch leading to lounge with double doors into Spacious open plan contemporary kitchen with additional dining / family room, utility and wc
- 3 Bedrooms, stylish 4 piece bathroom suite
- Driveway, enclosed sunny rear garden with garage
- Well presented and ready to move into
- Two new porch roofs approx 4 months ago





Porch

4' 11" x 4' 1" (1.50m x 1.24m)

Lounge

13' 2" x 13' 8" (4.01m x 4.17m)

Kitchen

18' 4" x 12' 6" (5.58m x 3.81m)

Dining Area

9' 7" x 14' 7" (2.91m x 4.44m)

Utility Room

4' 6" x 6' 0" (1.36m x 1.82m)

WC

4' 5" x 2' 10" (1.34m x 0.86m)

Side Porch

3' 0" x 6' 7" (0.91m x 2.01m)

Landing

Bedroom 1

12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom 2

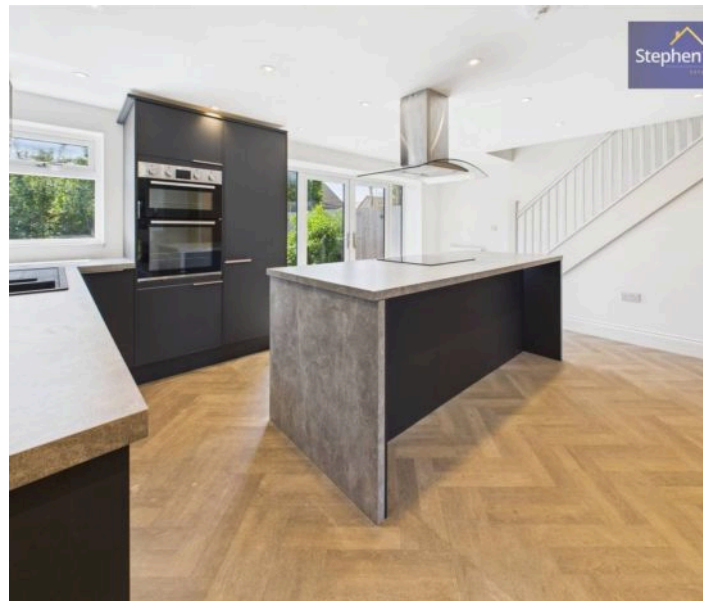
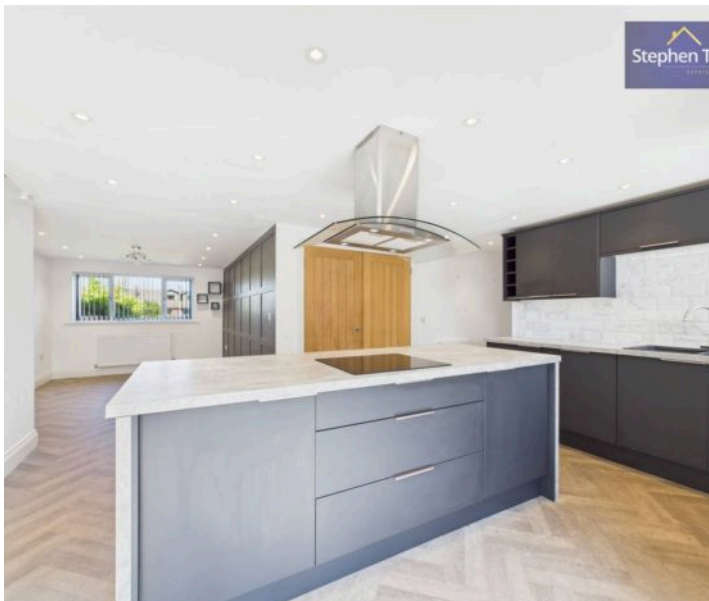
11' 6" x 11' 5" (3.51m x 3.47m)

Bedroom 3

11' 3" x 8' 4" (3.42m x 2.53m)

Bathroom

0' 9" x 11' 5" (0.22m x 3.49m)





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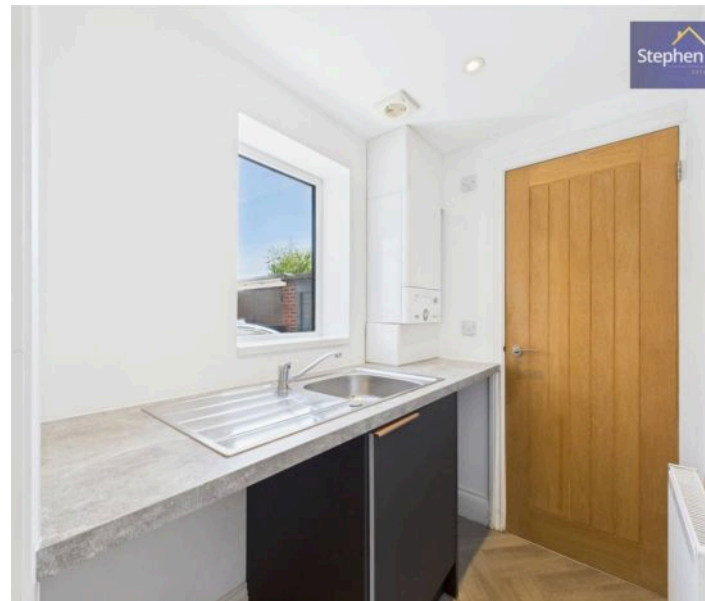
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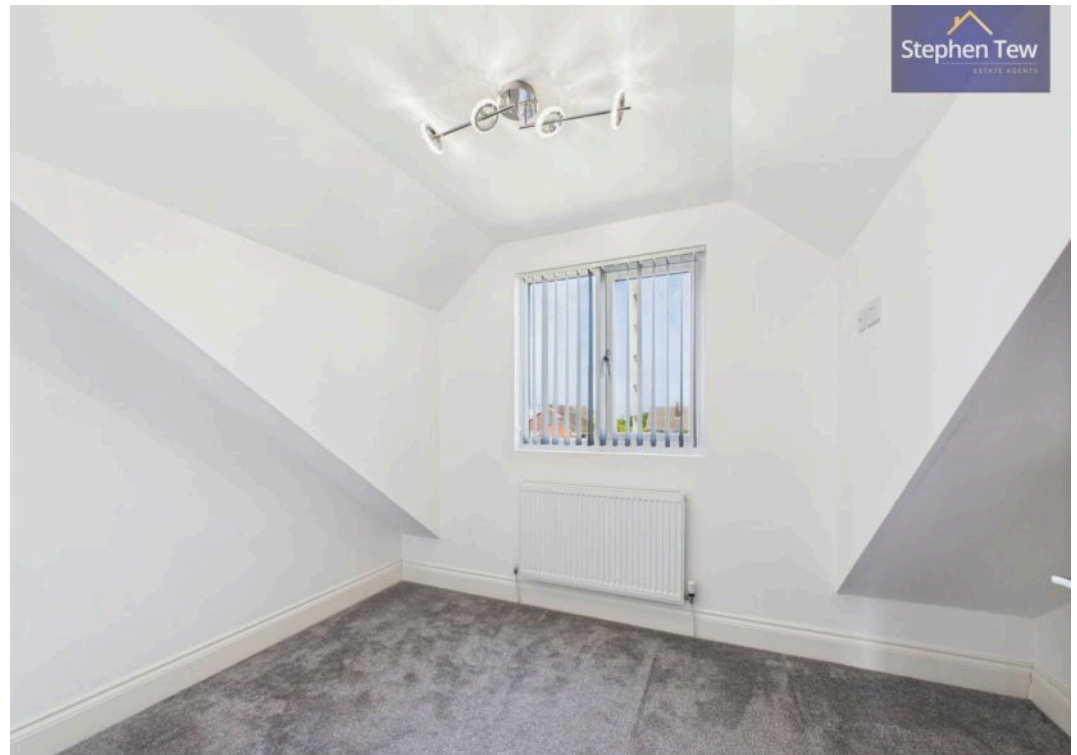
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FRONT GARDEN

REAR GARDEN

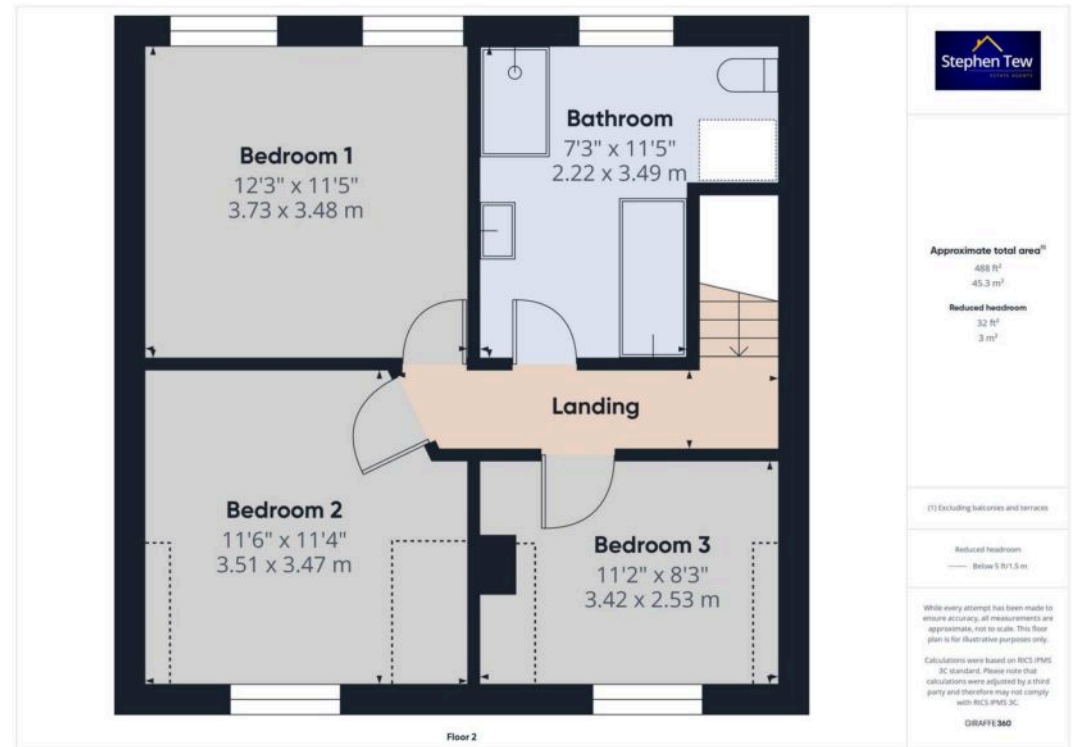
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage







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