



6 Poulton Gardens, Poulton-Le-Fylde

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Offers Over **£190,000**

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Nestled within a quiet cul-de-sac, this 3-bedroom end of terrace house offers the perfect blend of comfort and convenience. Situated in a sought-after location within easy reach of the vibrant Poulton-le-Fylde centre, this property is an ideal choice for families looking for a peaceful retreat with all amenities close at hand. The ground floor boasts a hallway leading to a spacious lounge, a modern kitchen, a separate dining room for entertaining guests, and a convenient ground floor WC. The dining room features patio doors that seamlessly flow out to the enclosed rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, the property features three well-appointed bedrooms, with the master bedroom benefitting from an en-suite shower room, while the other two bedrooms are complemented by a separate three-piece bathroom suite. Two of the bedrooms come with the added luxury of fitted wardrobes featuring sleek sliding doors, providing ample storage space.

Additional highlights include off-road parking to the front of the property for 2 cars and an enclosed rear garden with laid to lawn and side gate access, offering a private outdoor sanctuary to enjoy year-round. This property also comes with the added benefit of no onward chain, making it an attractive option for those looking for a hassle-free move. Don't miss the opportunity to make this charming property your new home!

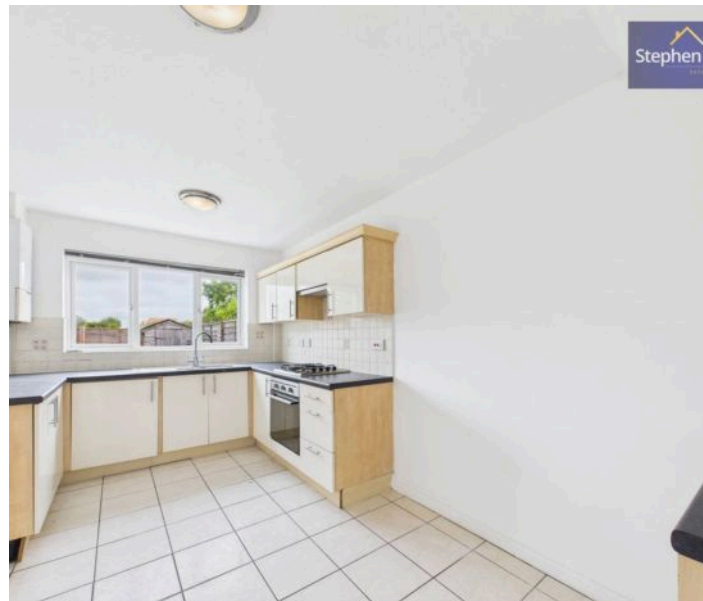
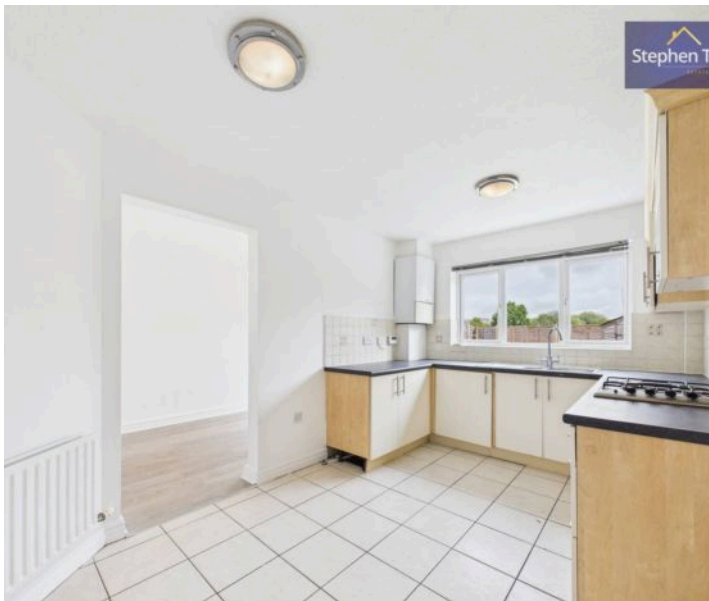
Council Tax band: C

Tenure: Leasehold





- End of Terrace, Cul-de-Sac Location
- Within Close Proximity To Poulton-le-Fylde Centre, Shops, Schools And Amenities
- Hallway, Lounge, Kitchen, Dining Room, Ground Floor WC
- 3 Bedrooms, En-suite To the Master, Separate 3 Piece Bathroom Suite
- Off Road Parking, Enclosed Rear Garden
- No Onward Chain





Hallway

Lounge

16' 2" x 9' 11" (4.93m x 3.01m)

Kitchen

15' 1" x 8' 9" (4.61m x 2.67m)

Dining Room

10' 11" x 7' 7" (3.32m x 2.30m)

WC

Landing

Bedroom 1

11' 9" x 13' 7" (3.59m x 4.13m)

En-suite

6' 4" x 6' 4" (1.92m x 1.94m)

Bedroom 2

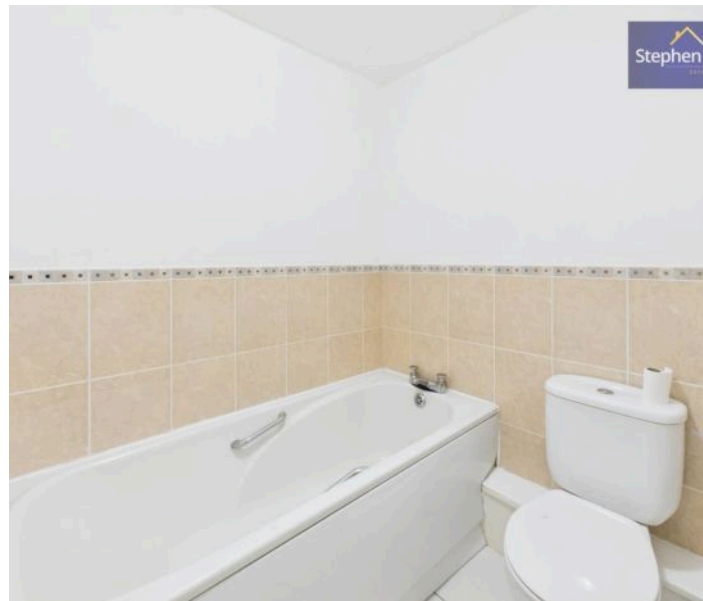
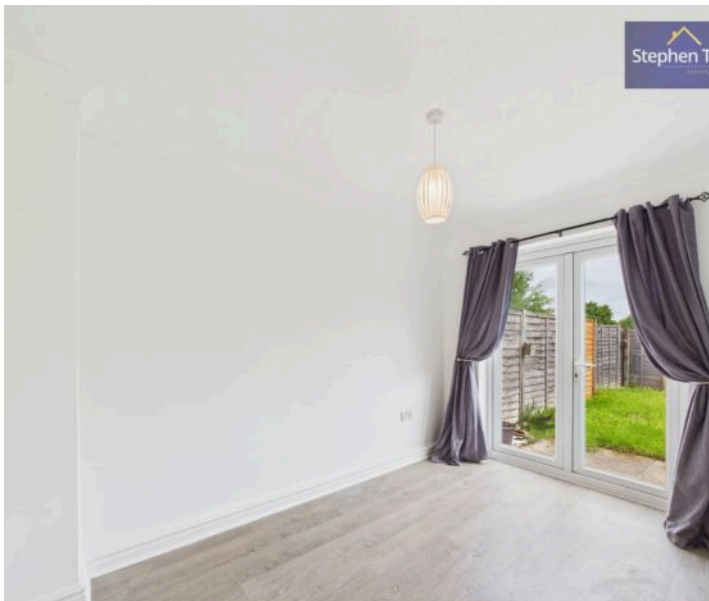
8' 4" x 9' 6" (2.53m x 2.90m)

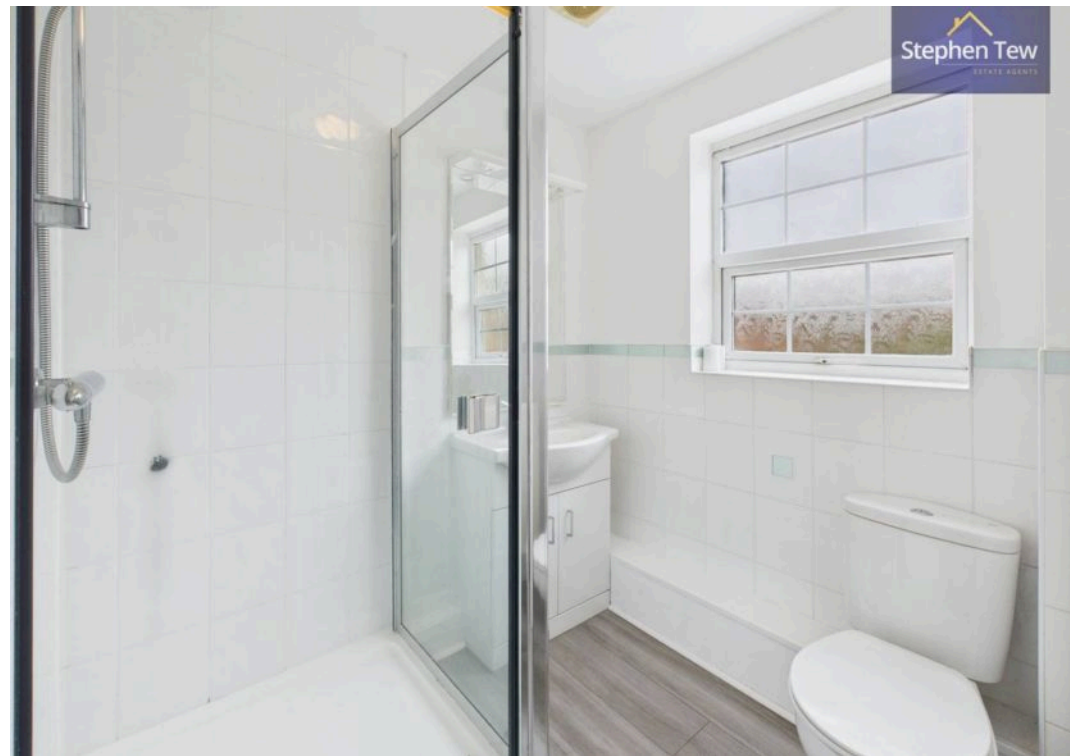
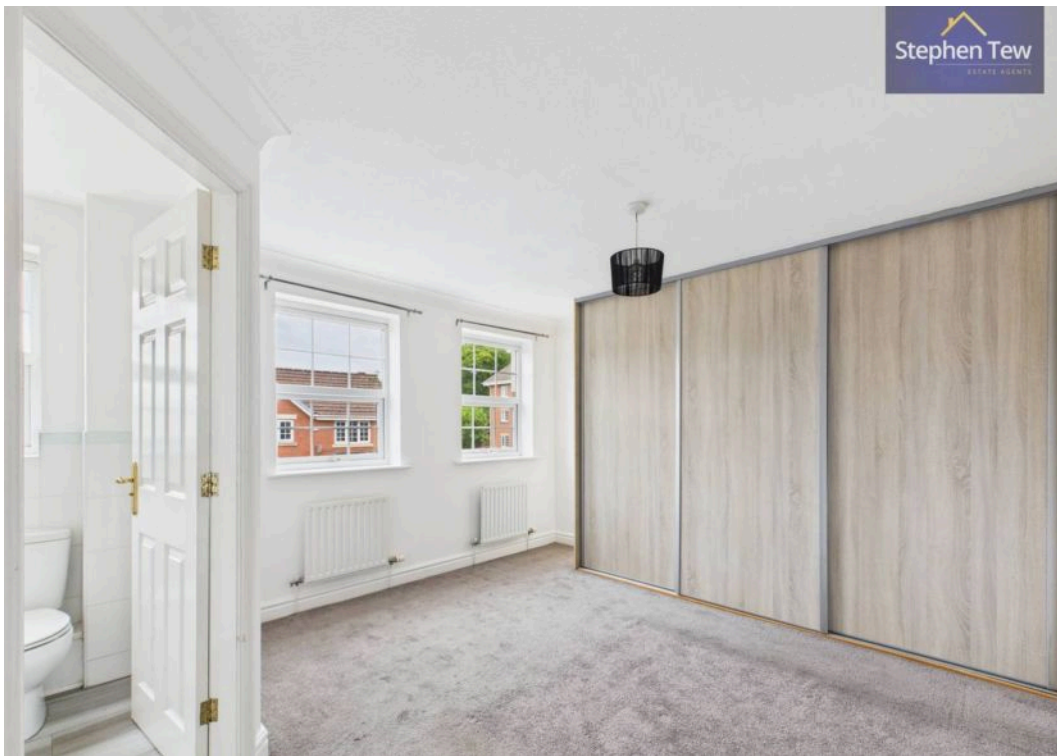
Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m)

Bathroom

6' 10" x 6' 1" (2.08m x 1.86m)







FRONT GARDEN

Off road parking to the front.

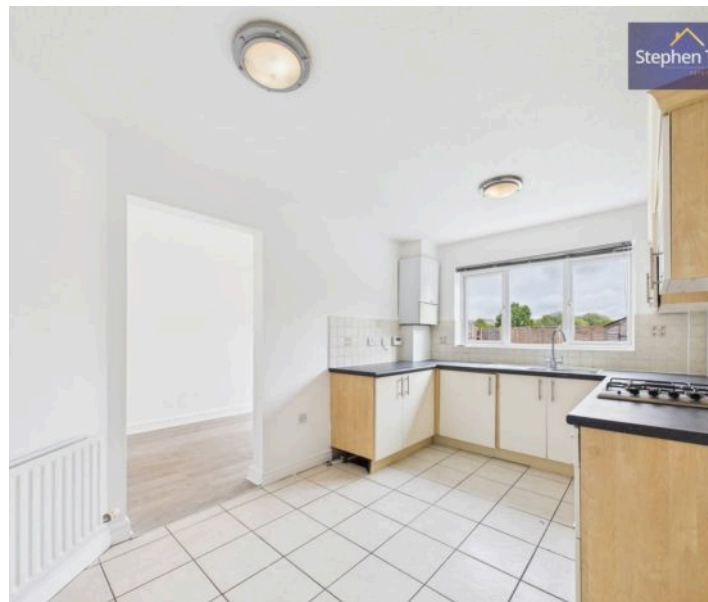
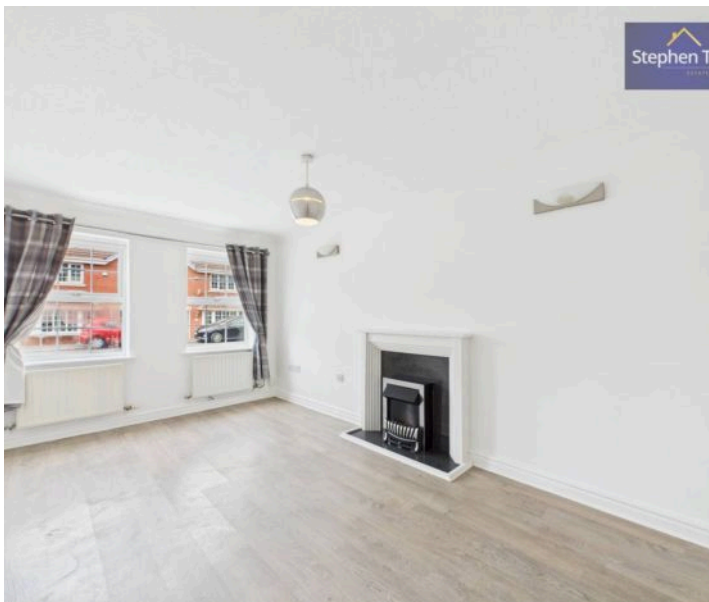
REAR GARDEN

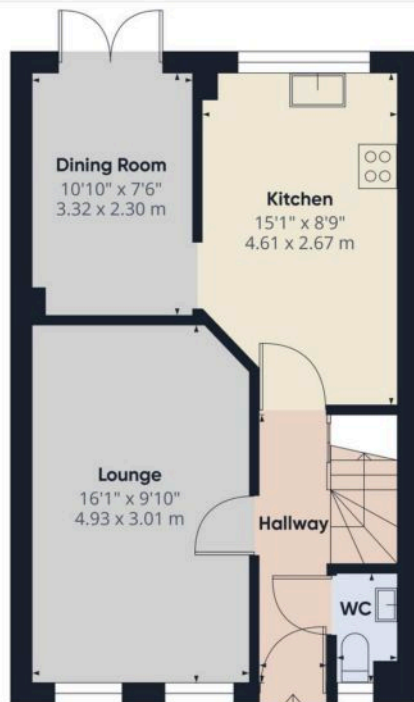
Enclosed garden to the rear with laid to lawn and side gate access.

OFF STREET

2 Parking Spaces

Off road parking for 2 cars to the front of the property.





Floor 1

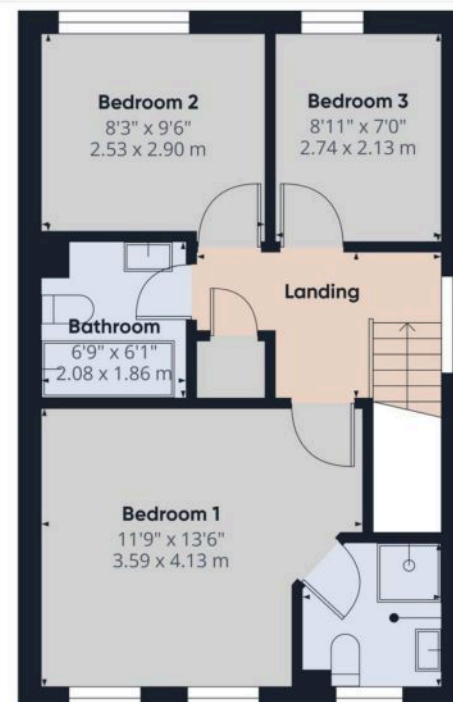


Approximate total area⁽¹⁾
445 ft²
41.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area⁽¹⁾
427 ft²
39.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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