



10 Coniston Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£230,000**

10 Coniston Avenue

Poulton-Le-Fylde, Poulton-Le-Fylde

Presenting a charming Semi-Detached 2-bedroom bungalow nestled in the serenity of a quiet Cul-de-sac in the sought-after locale of Poulton-Le-Fylde. This inviting abode boasts a convenient proximity to essential transport links and local amenities, ensuring a lifestyle marked by both comfort and convenience.

As you step inside, the property welcomes you with an Entrance Vestibule leading to a Hall that gracefully connects to various living spaces. From here, you will find the comforting embrace of a spacious Lounge, two well-appointed Bedrooms, a well-equipped Kitchen with integrated appliances, a crisply designed Bathroom with the luxury of underfloor heating, a delightful Conservatory, and a charming Porch, each space thoughtfully designed to cater to your every-day needs.

The Kitchen stands out with its modern fittings and integrated appliances, offering an ideal space for culinary creativity to flourish. The Bathroom, with its underfloor heating, promises rejuvenating moments of respite. The inviting Lounge beckons with its warmth, featuring a gas Fire that creates a cosy ambience perfect for relaxation and entertaining.

This property also boasts a boarded loft with ample storage space and promising potential for conversion into an additional bedroom with bathroom, catering to evolving needs with ease. Outside, a landscaped private garden awaits, providing a tranquil oasis for al fresco moments and outdoor enjoyment.

Technical highlights include a Combi glowworm boiler, A-rated and just 7 years old, promising efficiency and reliability. For added convenience, a gated entrance leads to Off-road parking and a Garage, ensuring secure parking solutions for your vehicles.

In summary, this Semi-Detached 2-bedroom bungalow encapsulates a harmonious blend of comfort, convenience, and functionality, offering a welcoming sanctuary for its fortunate residents. Don't miss the opportunity to make this property your own and experience a lifestyle of relaxed sophistication in the heart of Poulton-Le-Fylde.





Entrance Vestibule
4' 6" x 3' 1" (1.37m x 0.95m)

Hallway
4' 6" x 15' 9" (1.38m x 4.80m)

Bathroom
7' 3" x 7' 1" (2.21m x 2.17m)

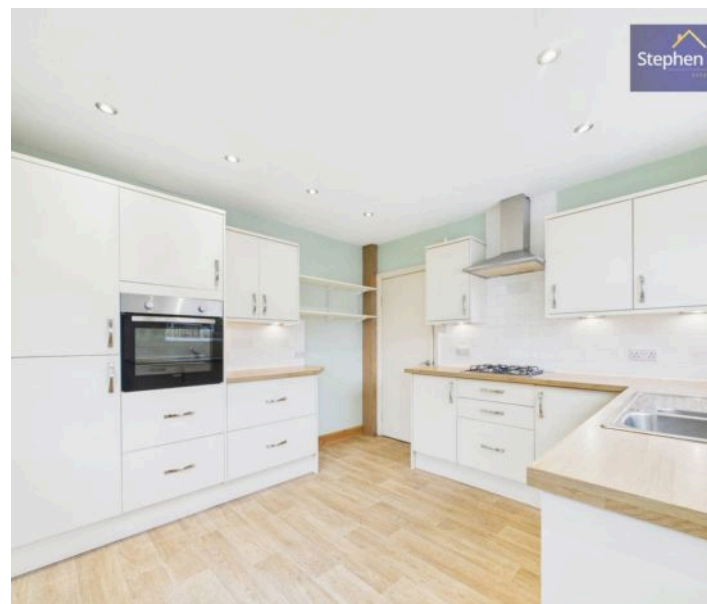
Lounge
14' 4" x 18' 1" (4.36m x 5.52m)

Bedroom 1
10' 9" x 14' 11" (3.28m x 4.54m)

Kitchen
10' 11" x 10' 11" (3.34m x 3.34m)

Bedroom 2
9' 9" x 11' 3" (2.97m x 3.44m)

Conservatory
7' 10" x 10' 0" (2.38m x 3.04m)





Entrance Vestibule

4' 6" x 3' 1" (1.37m x 0.95m)

Hallway

4' 6" x 15' 9" (1.38m x 4.80m)

Bathroom

7' 3" x 7' 1" (2.21m x 2.17m)

Lounge

14' 4" x 18' 1" (4.36m x 5.52m)

Bedroom 1

10' 9" x 14' 11" (3.28m x 4.54m)

Kitchen

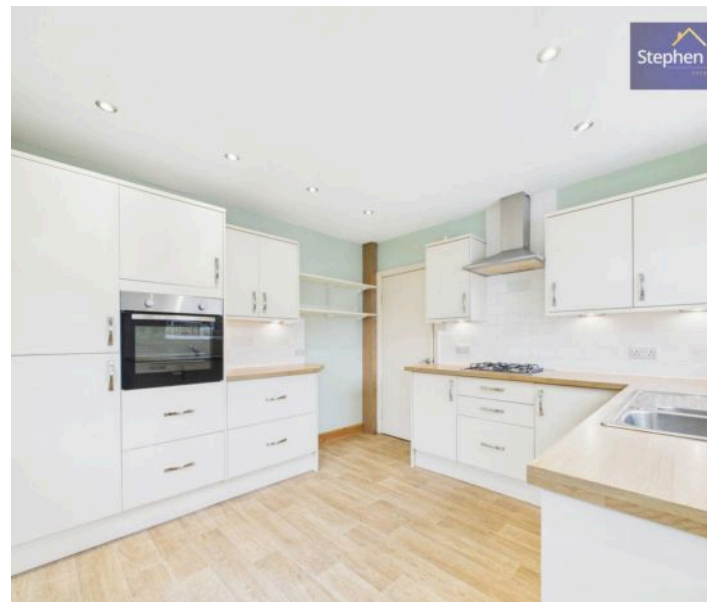
10' 11" x 10' 11" (3.34m x 3.34m)

Bedroom 2

9' 9" x 11' 3" (2.97m x 3.44m)

Conservatory

7' 10" x 10' 0" (2.38m x 3.04m)





Stephen Tew
ESTATE AGENTS



Stephen Tew
ESTATE AGENTS



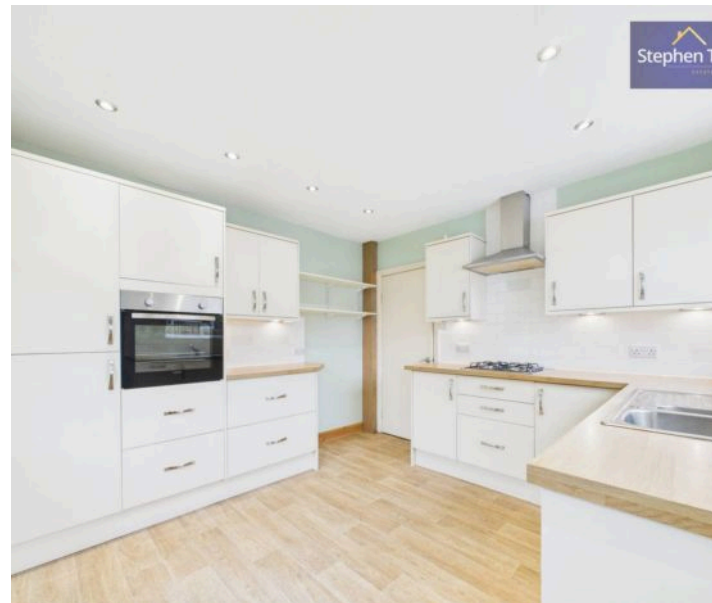
Stephen Tew
ESTATE AGENTS

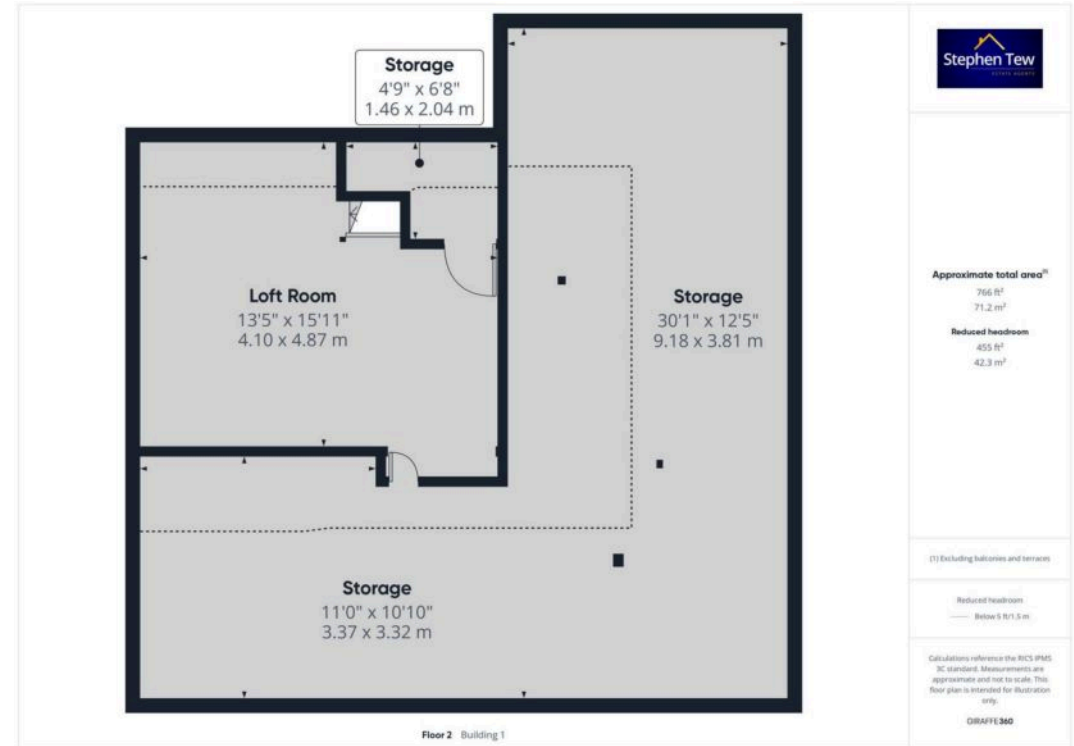


GARDEN

GARAGE

Single Garage







Stephen Tew Estate Agents

1b Queens Square, Poulton-le-Fylde - FY6 7BW

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

