



**6 Brentwood Avenue, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£350,000**



## 6 Brentwood Avenue

Poulton-Le-Fylde, Poulton-Le-Fylde

This semi-detached three-bedroom bungalow presents a charming blend of modern luxury and homely comfort. Situated on a sought-after street, the property offers stylish living with spacious accommodation. The ground floor boasts two double bedrooms and a contemporary four-piece suite bathroom featuring a freestanding bath, walk-in shower, and underfloor heating for ultimate relaxation. The heart of the home lies in the expansive open-plan kitchen/diner, complete with integrated appliances, a quooker tap, skylight, and sliding patio doors that flood the interior with natural light. An extension to the kitchen and dining area has been tastefully completed, enhancing the overall living space.

Ascending to the first floor, a generously sized bedroom awaits, accompanied by a modern en-suite, walk-in wardrobe, and a cosy seating area – the perfect retreat after a long day. The garage, equipped with an electric up-and-over door, new roof, plumbing for a washing machine, and electrics, offers multifunctional utility space. Stepping outside, the west-facing rear garden invites al fresco dining and entertaining, with the added bonus of a bar/summer house for hosting memorable gatherings in the sunshine.

This property is truly a gem, embodying contemporary living at its finest with a wealth of desirable features and a meticulously designed layout. It offers the perfect blend of comfort, convenience, and style, making it an ideal home for those seeking a modern yet cosy abode. Don't miss the opportunity to make this exceptional property yours and experience the beauty of luxurious living in a peaceful residential setting.

Council Tax band: C

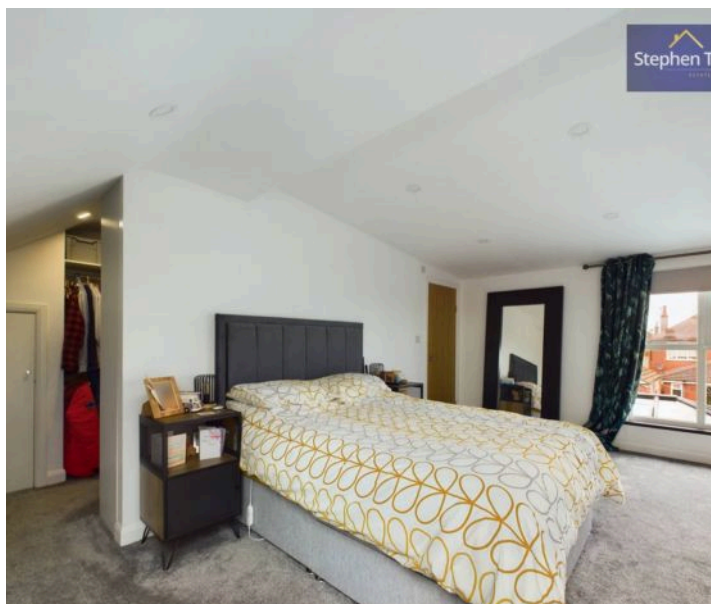
Tenure: Freehold







- Rewired in 2021
- Boiler installed in 2021
- Extension downstairs completed to regs in 2021 (Kitchen/ Dining Area)
- Underfloor Heating In Downstairs Bathroom
- West Facing Rear Garden With Bar/ Summer House
- Garage has an Electric Up and Over Door, New Garage Roof, Plumbing For Washing Machine And Electrics.
- Quooker Tap, Two Drawer Dishwasher, Integrated Appliances
- Semi- Detached Three Bedroom Bungalow With Garage And Driveway
- Two Double Bedrooms Downstairs
- Modern Four Piece Suite Bathroom With Freestanding Bath, Walk-In Shower and Underfloor Heating
- Spacious Open Plan Kitchen/ Diner Including Integrated Appliances And Cooker Tap, Skylight And Sliding Patio Doors
- First Floor Conversion Comprises A Spacious Bedroom With A Modern En-Suite, Walk-In Wardrobe And Seating Area
- Loft Conversion Completed In 2022







## Vestibule

## Hallway

## Lounge/ Kitchen Diner

20' 5" x 23' 8" (6.23m x 7.22m)

## Bathroom

7' 4" x 9' 3" (2.24m x 2.83m)

## Bedroom 2

13' 6" x 13' 4" (4.11m x 4.06m)

## Bedroom 3

11' 4" x 11' 1" (3.46m x 3.37m)

## Landing

## Bedroom 1

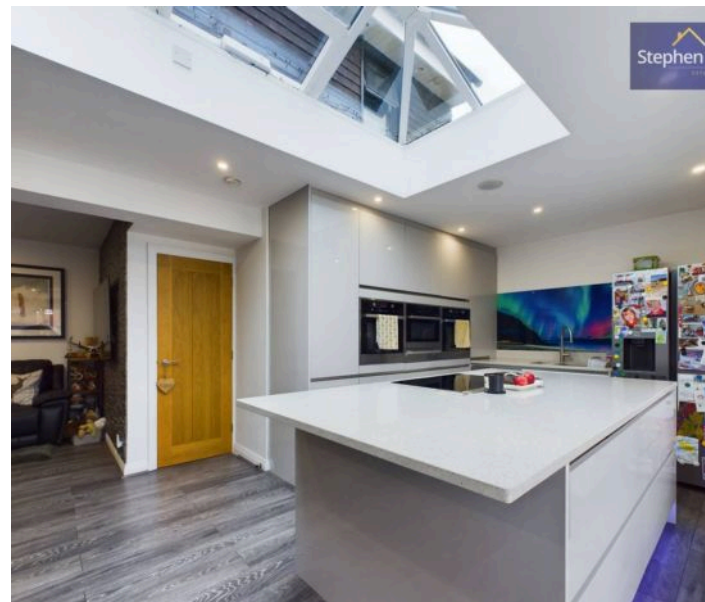
19' 5" x 18' 4" (5.91m x 5.60m)

## En-Suite

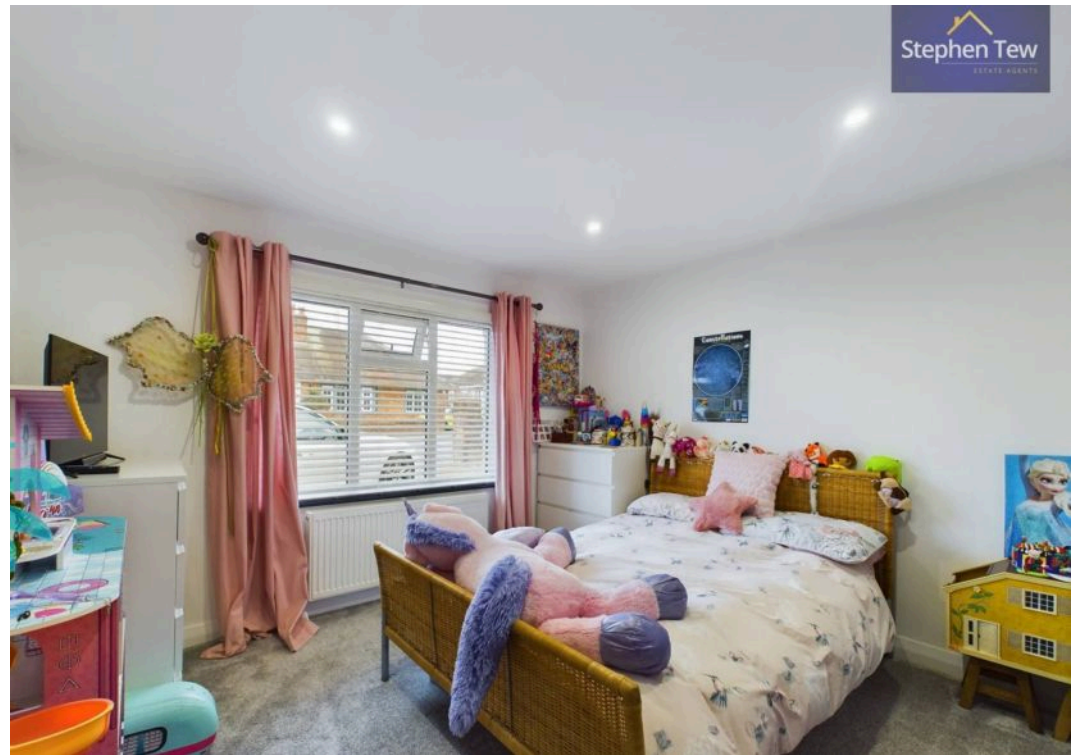
7' 4" x 5' 9" (2.24m x 1.74m)

## Walk-In Wardrobe

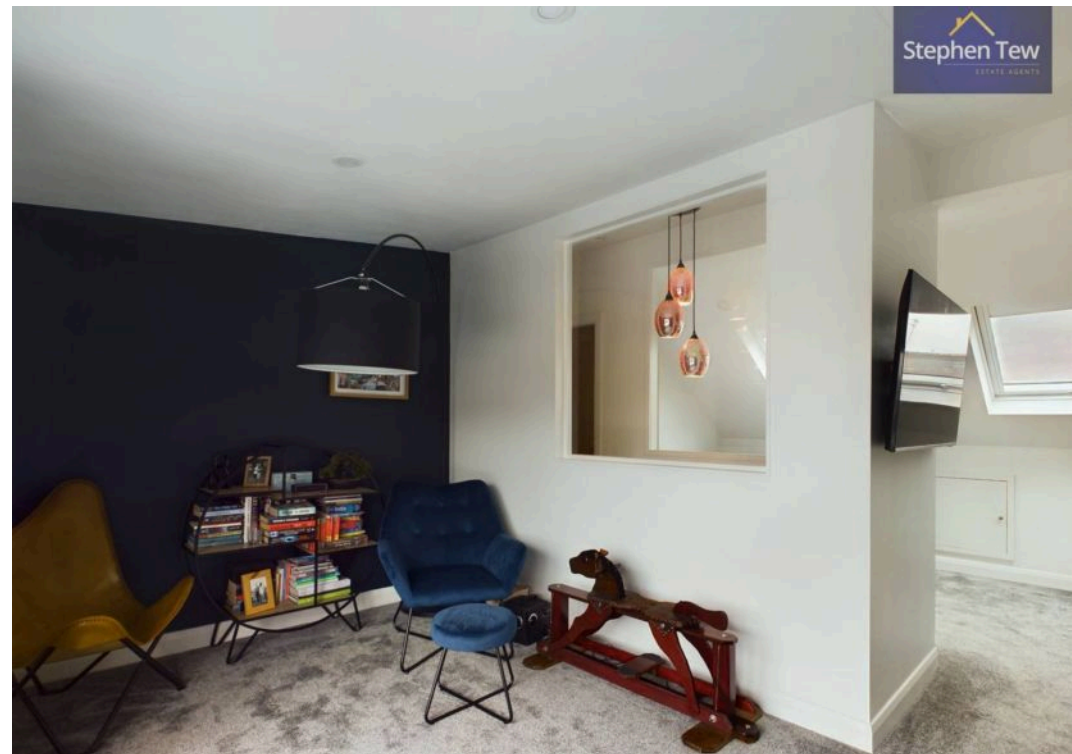
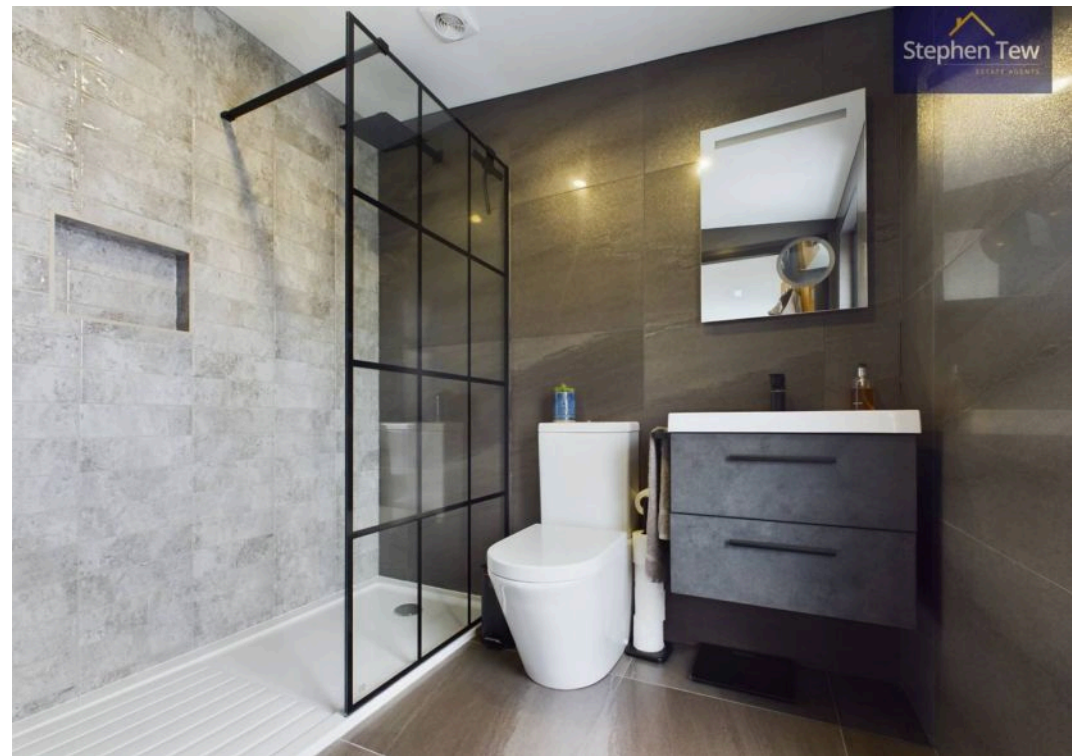
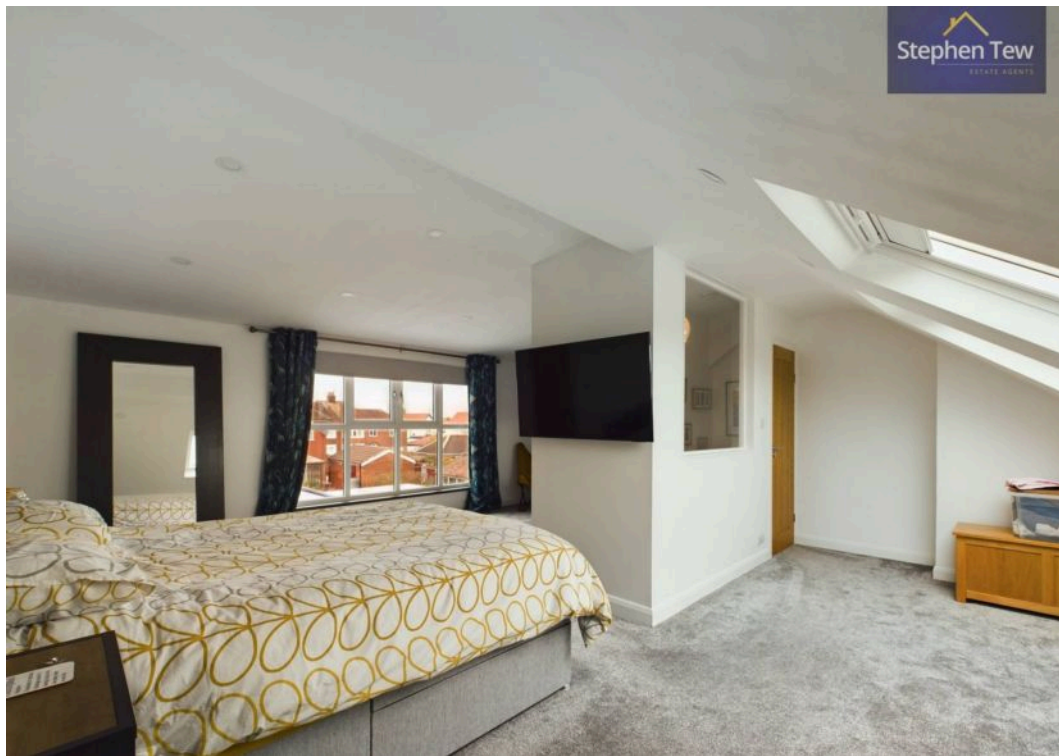
11' 9" x 5' 7" (3.58m x 1.71m)













**REAR GARDEN**

**FRONT GARDEN**

**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage





Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>®</sup>

1518.89 ft<sup>2</sup>  
141.11 m<sup>2</sup>

Reduced headroom  
47.9 ft<sup>2</sup>  
4.45 m<sup>2</sup>

(1) Excluding balconies and terraces

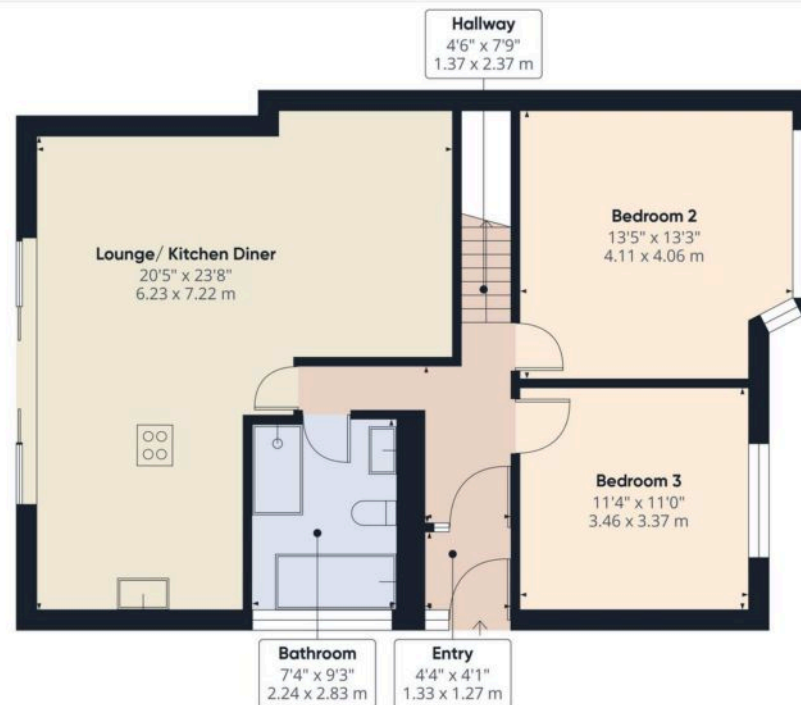
Reduced headroom  
Below 5 ft/1.5 m

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.

DRAFT 360



Floor 1 Building 2



Floor 1 Building 1



Approximate total area<sup>®</sup>

851.2 ft<sup>2</sup>  
79.08 m<sup>2</sup>

(1) Excluding balconies and terraces

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DRAFT 360





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