



26a Oldfield Carr Lane,
Poulton-Le-Fylde, FY6 8EW

£495,000

A Beautifully proportioned Detached home affording Family sized accommodation throughout, with four Bedrooms - the Master is en-suite - Two separate Reception rooms PLUS a 15' Dining Kitchen, Utility room and ground floor WC, whilst externally there are beautiful Gardens, plenty of parking and a double size Garage. Oldfield Carr Lane itself is a lovely location in the enviable Hardhorn area - go and have a look, you wont be disappointed !

- Lounge
- Dining Room
- Dining Kitchen - with separate Utility
- Ground floor WC
- Four Bedrooms - Master with en-suite
- Family Bathroom
- Attractive Gardens
- Double size Garage and Parking

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Hall: Coved ceiling, Wood finish flooring, Radiator.

WC: Low flush WC, Pedestal wash basin, Wood finish flooring, Part tiled walls, Radiator.

Lounge: 17'8" x 14'6" (5.38 m x 4.42 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed window and bay window, Two radiators, Double doors to:-

Dining Room: 14'1" x 10'7" (4.29 m x 3.23 m) Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator.

Breakfast Kitchen: 15'0" x 10'11" (4.57 m x 3.33 m) Attractive wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Split level ovens and hob with extractor, Integrated fridge freezer and dishwasher, Wood finish flooring, UPVC double glazed window, Radiator.

Utility: Base cupboard with stainless steel sink, Plumbed for washing machine, UPVC double glazed door, Radiator.

First Floor:

Landing.

Bedroom 1: 15'0" x 14'6" (4.57 m x 4.42 m) Fitted wardrobes, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

En-Suite: Comprising; Step in shower cubicle, Low flush WC, Vanity wash basin, Tiled walls, UPVC double glazed window, Radiator.

Bedroom 2: 11'9" x 10'7" (3.58 m x 3.23 m) Fitted wardrobes, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 13'4" x 10'9" (4.06 m x 3.28 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 4: 11'0" x 8'10" (3.35 m x 2.69 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls, Wood effect laminate flooring, UPVC double glazed window, Radiator.



Outside:

Front: Mainly block paved.

Rear: A lovely rear garden laid to a combination of lawn and timber deck with established borders.

Parking: Double brick garage with light and power, Private drive and additional parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - F £3,508.46 (2026/27)

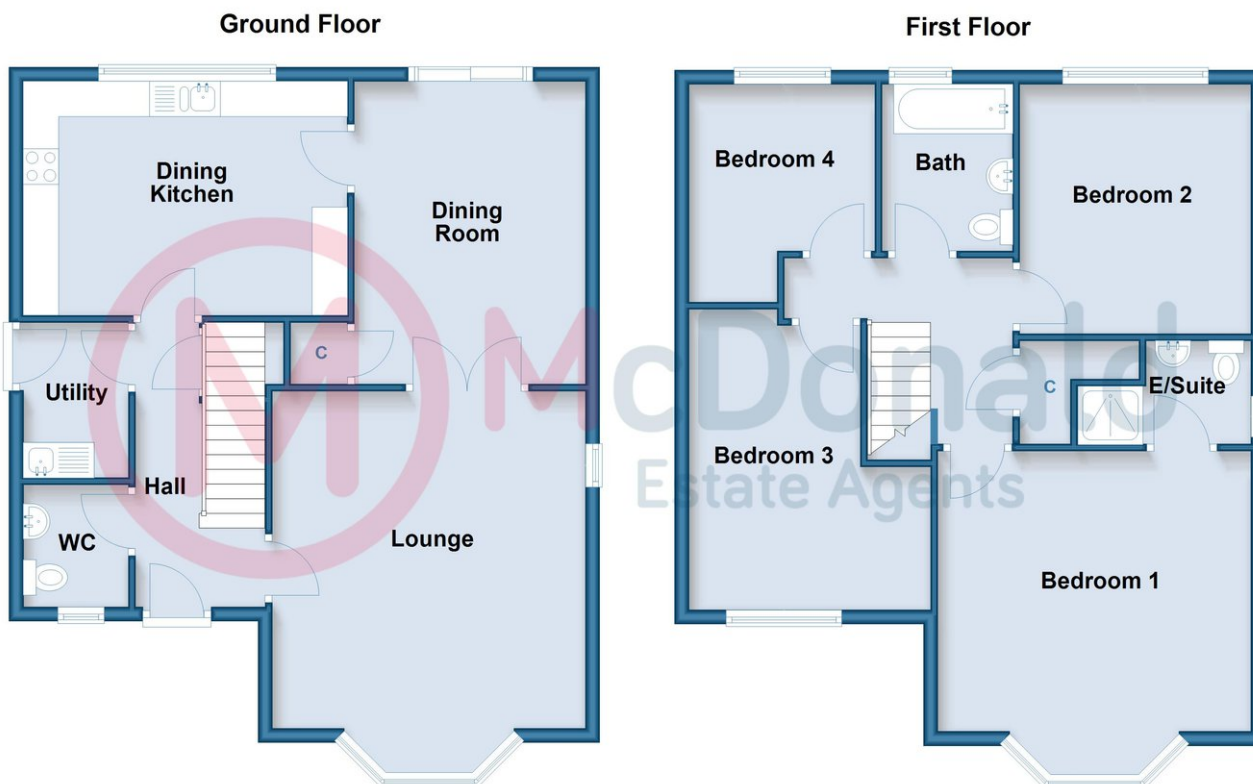


Directions: Heading out of Poulton along Hardhorn Road, pass through the traffic light junction with Garstang Road, and Oldfield Carr Lane is the third turning on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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