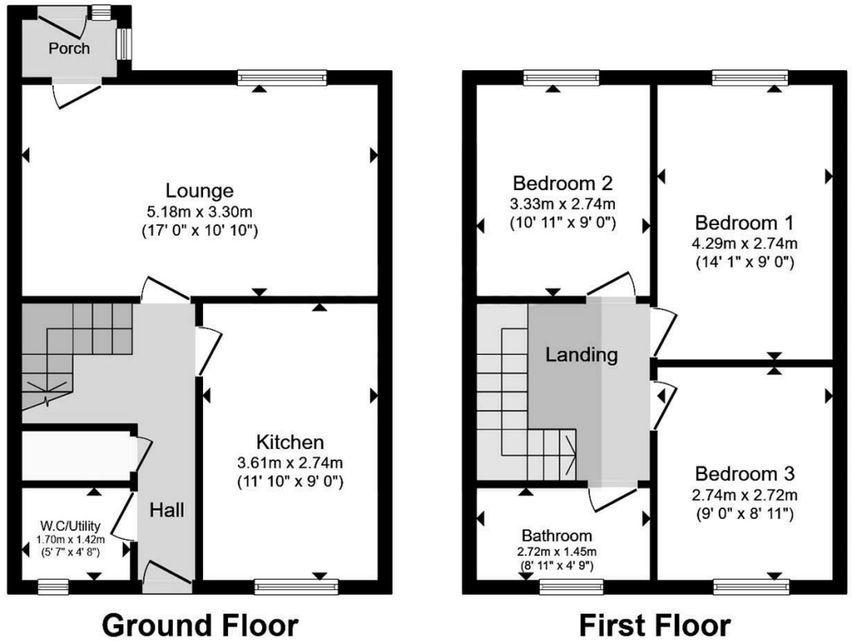
Road Map

Hybrid Map

Terrain Map

Floor Plan



Total floor area 87.4 m² (941 sq.ft.) approx

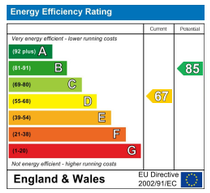
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Offers In The Region Of £240,000 3 1 1 D

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Introduction
Ideal First-Time Buyer Opportunity with Substantial Rear Garden

A fantastic opportunity to acquire this three-bedroom semi-detached family home, ideally situated in Poulton-le-Fylde and offering an excellent combination of comfortable accommodation, generous outdoor space and convenient amenities.

One of the property's standout features is the substantial rear garden, providing an excellent space for entertaining family and friends or giving children plenty of room to play and enjoy the outdoors. The garden also benefits from a charming summer house, with a dedicated dining area to the front, creating a lovely setting for outdoor meals, summer gatherings and relaxing in the warmer months.

Internally, the property offers three bedrooms, making it an ideal choice for first-time buyers, couples or a growing family. The accommodation also includes a downstairs WC, adding valuable practicality for modern family living, while a log burner provides a cosy focal point and a welcoming atmosphere during the colder months.

Externally, the property benefits from off-road parking and a garage, providing useful parking and storage facilities.

Located in a popular and convenient part of Poulton-le-Fylde, the property is well placed for a range of local amenities, schools, shops and transport links, making everyday life both easy and accessible.

With its three bedrooms, substantial private garden, summer house, garage, off-road parking, downstairs WC and cosy log burner, this is a superb opportunity for anyone looking to take their first step onto the property ladder or secure a well-positioned family home.

Early viewing is highly recommended to appreciate the space and potential this property has to offer.

Porch
Door to front providing access from front driveway. Internal door leading into Lounge.

Lounge
16'11" x 10'9"
UPVC double glazed window to front. Log burning stove inset into chimney breast. Carpet, ceiling light and radiator.

Inner Hallway
Access to all ground floor rooms. Stairs to side leading to first floor landing. Carpet, ceiling light and radiator.

Kitchen
11'10" x 8'11"
UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and extractor fan above. Stainless steel sink unit with mixer tap above. Combi boiler. Wood effect vinyl flooring, ceiling light and radiator.

WC/Utility Room
5'6" x 4'7"
UPVC double glazed window to rear. Low flush WC and pedestal wash hand basin. Plumbed for washing machine and space for tumble dryer above. Tiled floor, ceiling light and radiator.

First Floor Landing
Spacious galleried landing with UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling light.

Bedroom One
14'0" x 8'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Two
10'11" x 8'11"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three
8'11" x 8'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom
8'11" x 4'9"
UPVC double glazed opaque window to rear. Three piece bathroom suite compromising, panel bath with shower above, pedestal wash hand basin and low flush WC. Vinyl flooring, tiled walls, ceiling light and radiator.

Front Exterior
Paved driveway to front and side with decorative slate.
Ample off road parking.

Rear Exterior
Significant size rear garden.
Well maintained lawn leading to prefab Garden Room/Bar.
Twin garage.

Garden Room/Bar
Prefab building with double doors to front.
Power and lighting.
Ideal as garden bar or home office.

Further Information
Tenure - Freehold
EPC Rating D
Council Tax Band - C - Wyre Borough Council