




Stephen Tew
ESTATE AGENTS
FOR SALE
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32 Parkway, Knott End-On-Sea

Poulton-Le-Fylde

Offers Over **£200,000**

32 Parkway

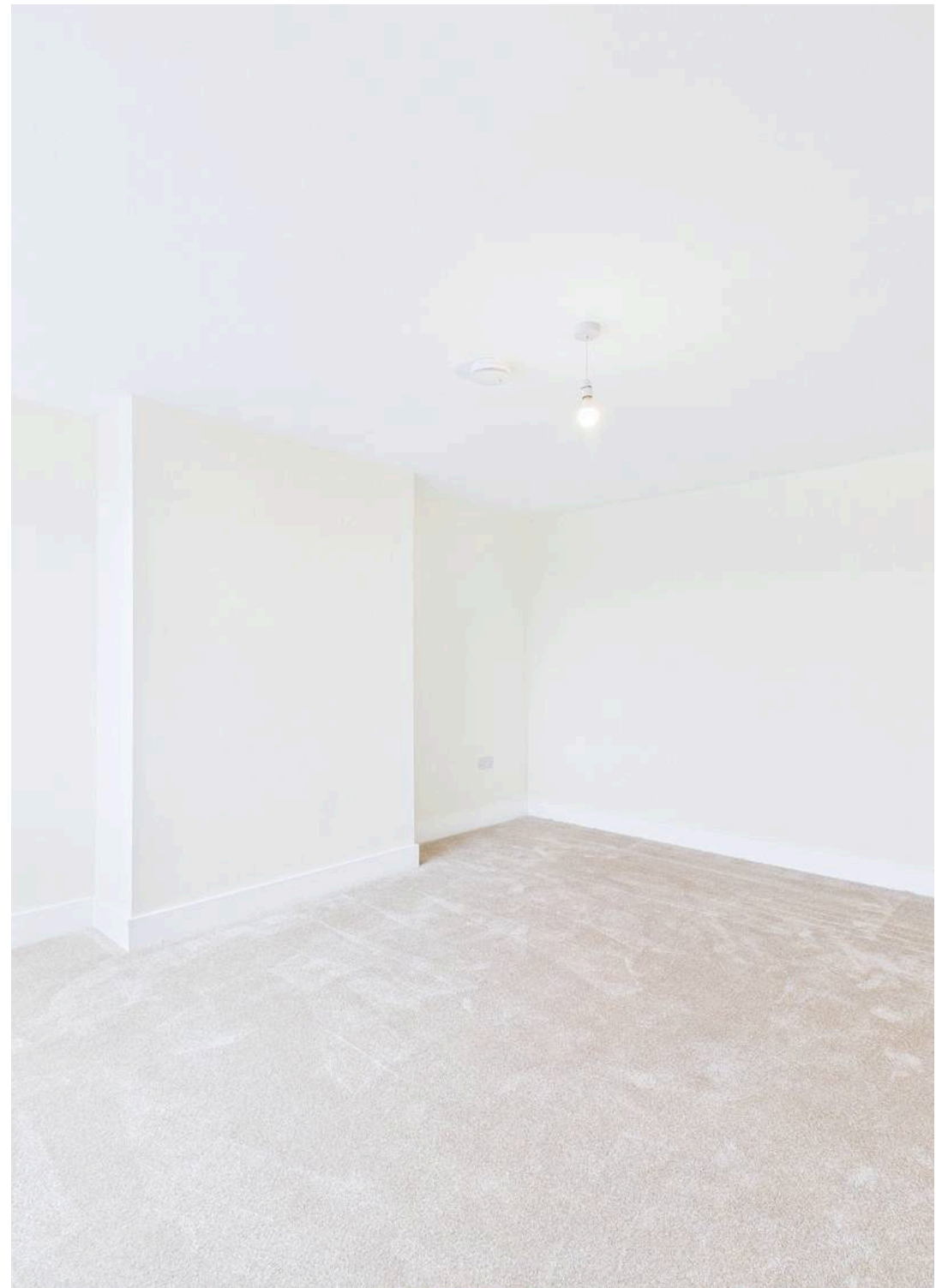
Knott End-On-Sea, Poulton-Le-Fylde

Introducing this beautifully presented and recently refurbished two-bedroom semi-detached true bungalow, ideally situated in a highly sought-after residential location. Upon entering the property, you are welcomed by a practical entrance vestibule that leads into a spacious open plan living and dining room, offering a bright and versatile space for relaxation and entertaining. The modern open plan kitchen and dining area is thoughtfully designed and features integrated appliances, making it both functional and stylish. A central hallway provides access to two generous double bedrooms, each with ample room for furnishings and personal touches. Additionally, there is a flexible office space that could easily serve as a third bedroom, perfect for accommodating guests or working from home. The contemporary bathroom is finished to a high standard, complementing the overall modern feel of the property. This bungalow benefits from uPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency in every season. Externally, the property boasts a driveway with capacity for multiple vehicles, providing convenient off-street parking for residents and visitors alike. The home is offered for sale with no onward chain, presenting a fantastic opportunity for buyers seeking a straightforward and stress-free move. Being freehold, this property also offers long-term security and peace of mind. With its recent refurbishment, high-quality finishes, and prime location, this bungalow is perfectly suited to a wide range of buyers, including downsizers, professionals, and small families. Early viewing is highly recommended to fully appreciate the quality and flexibility this exceptional home has to offer.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented And Recently Refurbished Semi Detached True Bungalow In A Sought After Residential Location
- Entrance Vestibule, Open Plan Living/Dining Room, Open Plan Kitchen/Dining Area
- 3 Bedrooms, Stylish Bathroom
- North East Facing Private Rear Garden With An Outhouse
- Driveway For Off Street Parking With Capacity For Multiple Vehicles
- uPVC Double Glazing, Gas Central Heating, Integrated Appliances In The Kitchen, Recently Refurbished Throughout





Entrance Vestibule
4' 2" x 5' 1" (1.28m x 1.54m)

Living / Dining Room
15' 3" x 13' 5" (4.65m x 4.09m)

Kitchen
14' 8" x 8' 6" (4.46m x 2.58m)

Hallway
2' 11" x 5' 1" (0.89m x 1.54m)

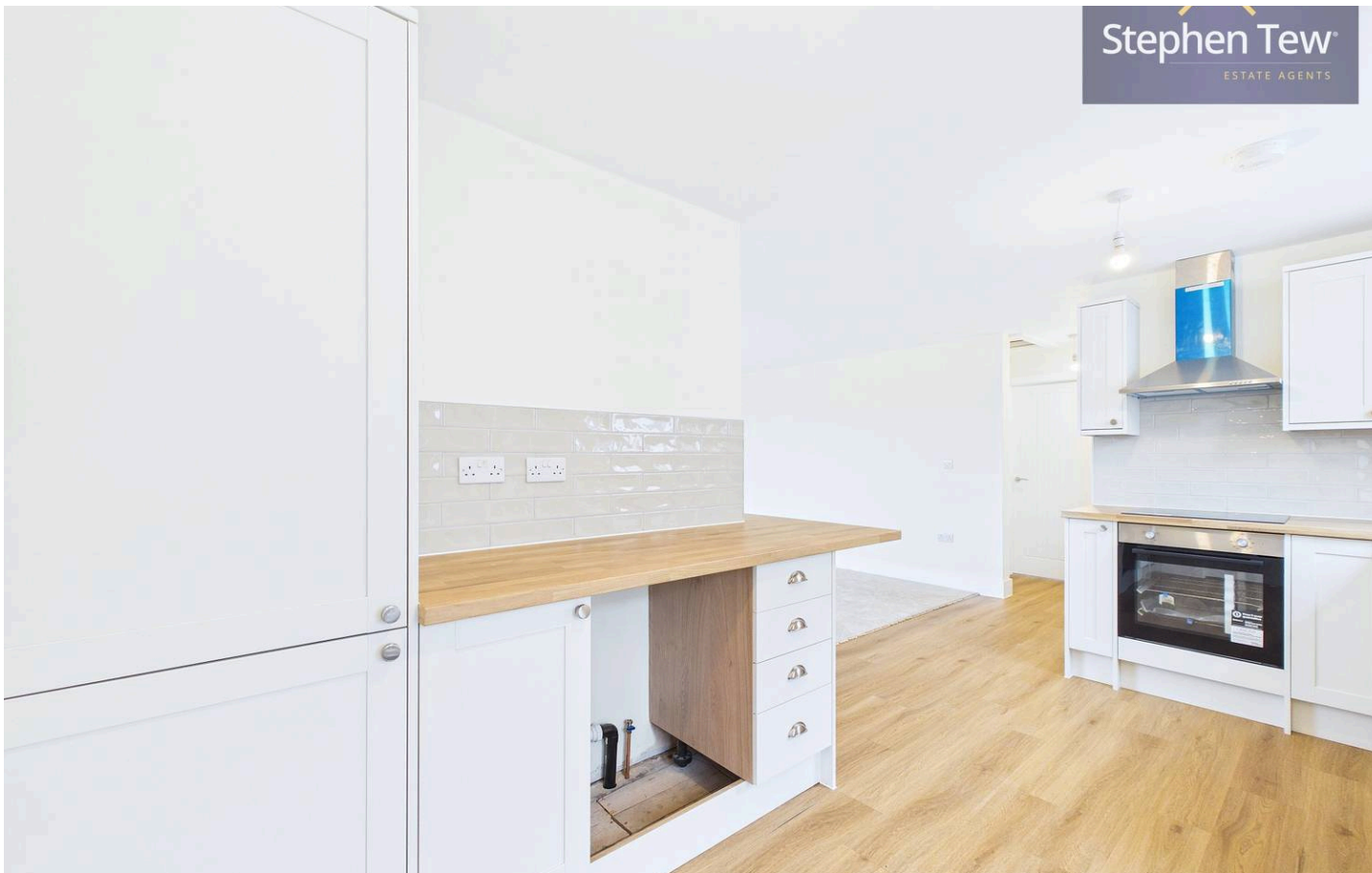
Bedroom 1
12' 9" x 11' 0" (3.89m x 3.35m)

Bedroom 2
9' 3" x 10' 11" (2.83m x 3.32m)

Bedroom 3
9' 1" x 8' 5" (2.77m x 2.57m)

Bathroom
6' 5" x 5' 7" (1.96m x 1.69m)





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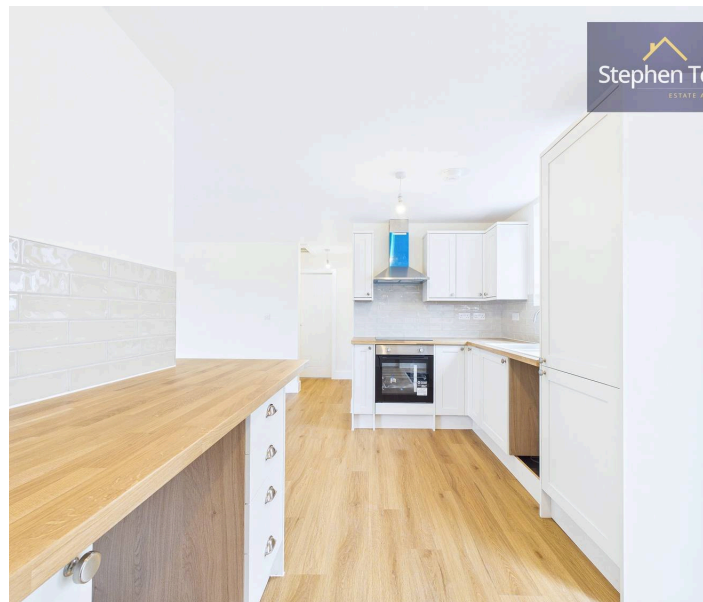
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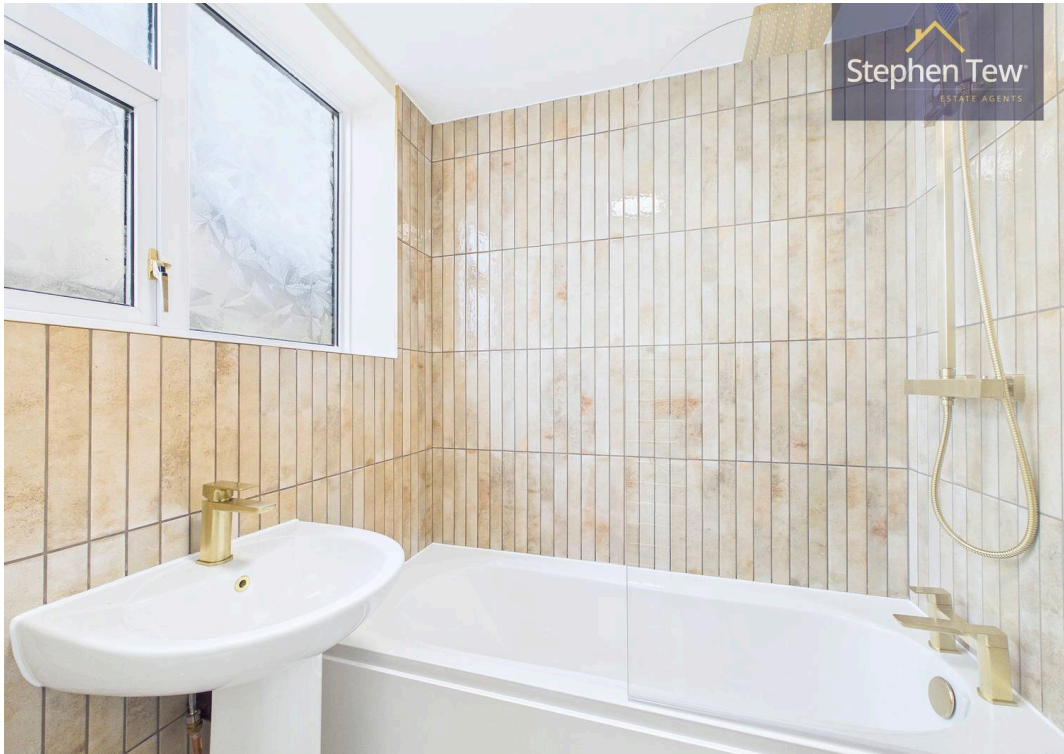
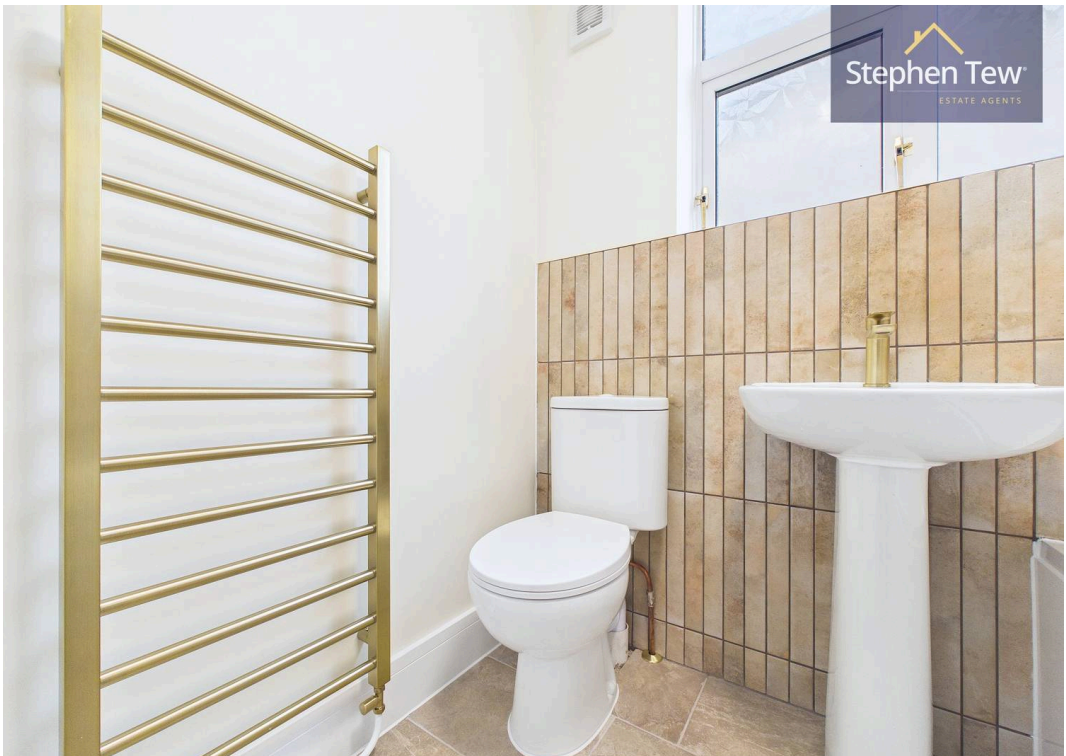
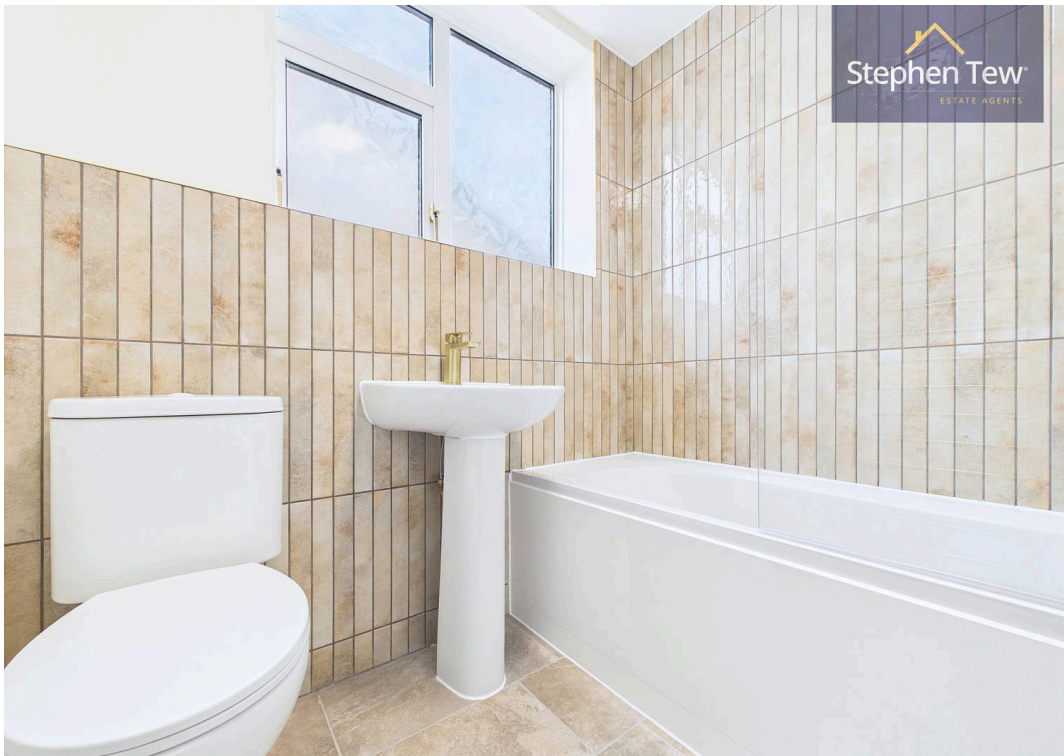
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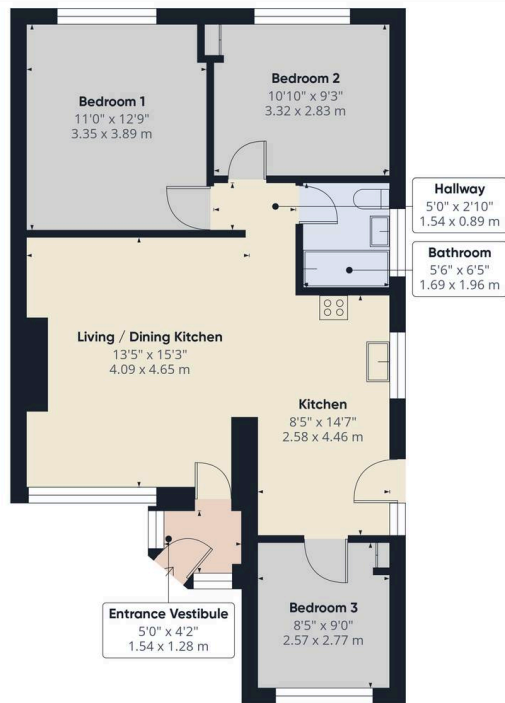
REAR GARDEN

FRONT GARDEN

DRIVEWAY

3 Parking Spaces





Approximate total area⁽¹⁾
739 ft²
68.7 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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