



1 Albany Close, Poulton-Le-Fylde
FY6 8DT

£369,000

EXTENDED beyond all recognition of its former self - take a look at the floorplan ! this Detached Home offers superbly versatile accommodation, just perfect if you perhaps have a dependent relative, work from home requirements or just want to create a fantastic leisure/entertaining space. Situated in a thoroughly sought after spot just off Hardhorn Road, and sold with **NO ONWARD CHAIN**.

- **FIVE Bedrooms**
- **Two Bathrooms**
- **Two Reception Rooms**
- **Dining Kitchen with Separate Utility**
- **Gardens - Westerly facing rear**
- **Large Integral Garage**
- **Prestigious location**

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1948.



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Vestibule: Meter cupboard, UPVC double glazed window and door.

Hall: Wood finish flooring, UPVC double glazed window, Two radiators.

Lounge: 16'4" x 12'0" (4.98 m x 3.66 m) Feature fireplace, Coved ceiling, Wood finish flooring, TV point, UPVC double glazed windows, Radiator. Archway to:-

Dining Room: 12'0" x 10'11" (3.66 m x 3.33 m) Coved ceiling, Wood finish flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 18'0" x 12'5" (5.49 m x 3.78 m) Wall and base cupboard units with complementary worktops, Electric cooker point with extractor hood, One and a half bowl stainless steel sink with mixer tap, Integrated dishwasher, Coved ceiling, Wood finish flooring, UPVC double glazed window and door, Radiator.

Inner Hall: Walk in cupboard, Wood finish flooring, Personal door to garage, Radiator.

WC: Low flush WC, Pedestal wash basin, Bidet, Wood finish flooring, Double glazed Velux window, Radiator.

Bedroom 5 / 3rd Reception: 17'1" x 13'6" (5.21 m x 4.11 m) Coved ceiling, Wood finish flooring, UPVC double glazed bay patio doors to the rear Garden, Two radiators

En-Suite Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Bidet, Built in cupboard, Tiled walls and floor, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard, Loft access.

Bedroom 1: 13'6" x 11'10" (4.11 m x 3.61 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 13'1" (3.81 m x 3.99 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 12'0" x 9'7" (3.66 m x 2.92 m) UPVC double glazed window, Radiator.

Bedroom 4: 16'0" x 10'0" (4.88 m x 3.05 m) Built in wardrobes, Wood finish flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, Radiator.



Outside:

Front: Lawn and established trees.

Rear: Westerly facing, mainly laid to lawn with paved areas and flower borders.

Parking: Integral garage and private drive.



Heating: Gas central heating (NOT TESTED)

Tenure: Comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, Radiator.

Council Tax: Band - E £2968.69 (2026/27)

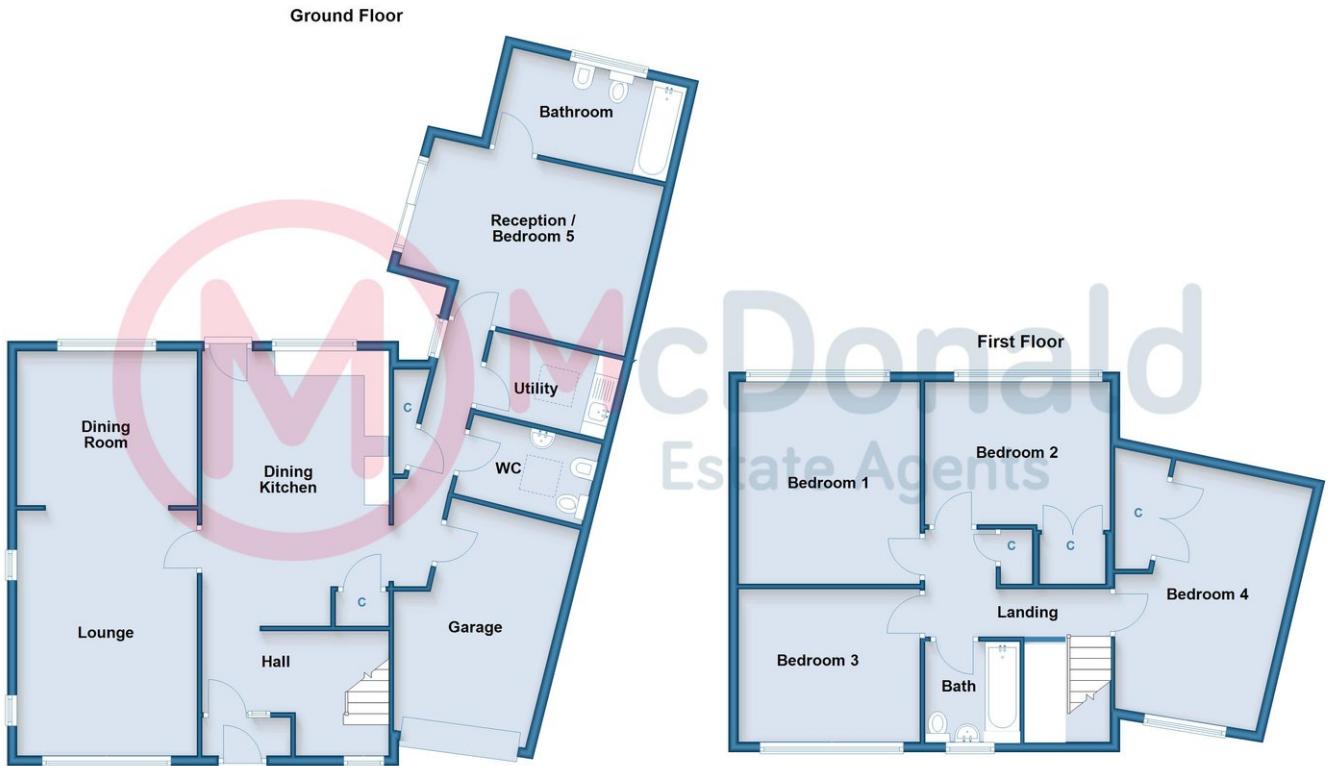


Directions: Take Garstang Road West heading away from Blackpool, at the traffic lights with Hardhorn Road, turn right into Hardhorn Road, take the sixth left into Eaton Way and first left into Albany Close.

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	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Albany Close

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