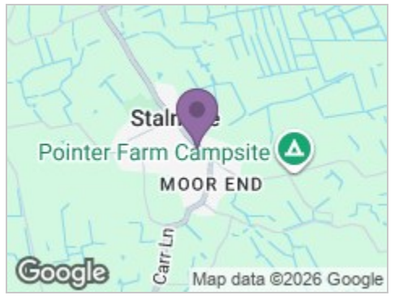
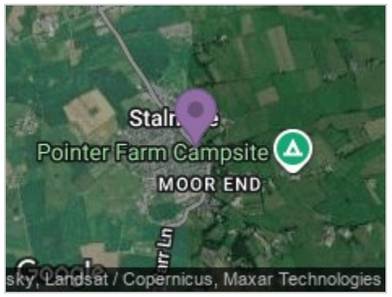
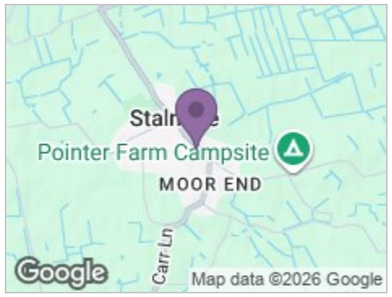
Road Map



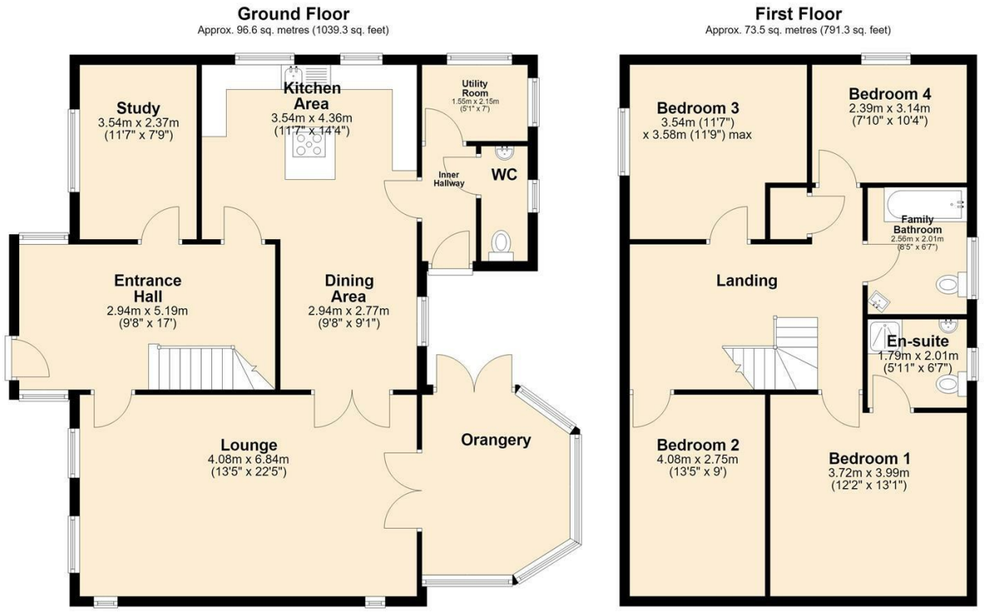
Hybrid Map



Terrain Map



Floor Plan

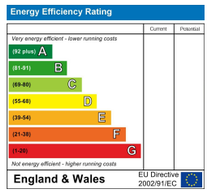


Viewings

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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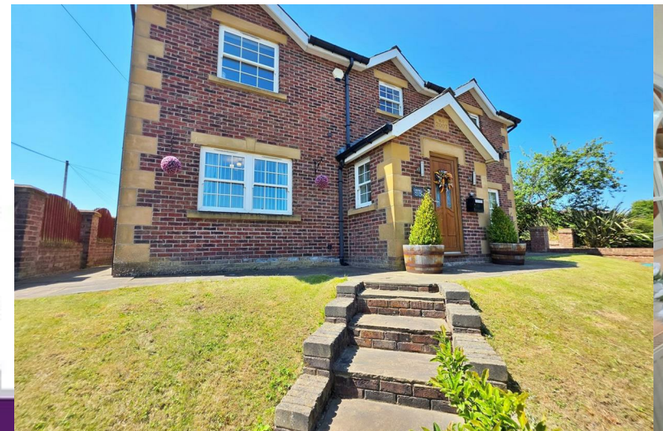
Mill Lane.

Stalmine, Poulton-Le-Fylde, FY6 0LR

Offers In The Region Of £375,000 4 2 3



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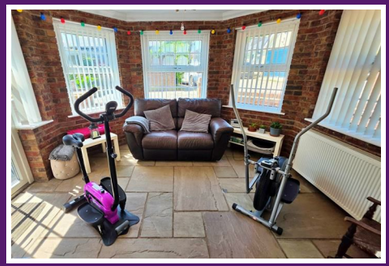


Introduction
An outstanding four-bedroom detached family home, built in 2007 and occupying a desirable position within the highly sought-after village of Stalmine. Beautifully presented throughout, this impressive property offers spacious, versatile accommodation designed to meet the needs of modern family living.
A welcoming entrance leads to three generous reception rooms, providing flexible space for relaxing, entertaining, formal dining, or working from home. At the heart of the home is a spacious fitted kitchen with an open-plan dining area, creating a wonderful social hub for everyday family life and entertaining alike.
The accommodation is further complemented by a separate utility room, a convenient ground floor WC, two well-appointed family bathrooms, and four well-proportioned bedrooms, offering comfort and practicality for families of all sizes.
Externally, the property continues to impress with a private south-facing rear garden, providing the perfect setting for outdoor dining, entertaining, gardening, or simply enjoying the sunshine throughout the day. A detached double garage, together with additional off-road parking, offers excellent storage above.
Located in the popular rural village of Stalmine, the property enjoys a peaceful setting with a friendly community atmosphere, while remaining within easy reach of local amenities, well-regarded schools, transport links, and the wider Fylde Coast.
Combining generous living space, modern construction, a highly desirable south-facing garden, and the practicality of a detached double garage, this exceptional home offers everything a growing family could wish for. Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this superb home has to offer.

Entrance Hall
Two UPVC double glazed windows to side, partly double glazed door to front. Staircase to first floor, storage cupboard understairs, slate flooring and ceiling lights. Access to all ground floor rooms.

Lounge
22'5" x 13'4"
Two UPVC double glazed sash windows to front, two UPVC double glazed sash windows to side. Double doors into Dining Room. Open fire with flu and chimney. UPVC patio doors to rear leading into Orangery.

Orangery
UPVC double glazed windows to rear and side, UPVC patio doors to side. Slate floor, ceiling light and radiator.

Dining Area
9'7" x 9'1"
PVC double glazed window to rear. Open access into Kitchen. Internal double doors providing access through to Lounge.

Kitchen Area
14'3" x 11'7"
Two UPVC double glazed windows to side, range of wall and base units with oak work surfaces, stainless steel 1.5 sink unit and mixer tap. Five ring gas hob with extractor hood, built in oven/grill and microwave. Integrated dishwasher and fridge freezer. Access through to Utility Room & WC.

Utility Room
7'0" x 5'1"
UPVC double glazed windows to side and rear. Wood laminate work surface. Combination boiler. Space for washing machine/tumble dryer and freezer, partly tiled walls.

WC
Opaque UPVC double glazed window to rear. Two piece suite comprising; wash hand basin and WC, partly tiled walls. Radiator and ceiling light.

Study
11'7" x 7'9"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

First Floor Landing
Galleried landing providing access to all first floor rooms. UPVC double glazed window to front, and storage cupboard. Carpet and ceiling light. Airing/drying cupboard with radiator, hanging rails, power and lighting

Bedroom One
13'1" x 12'2"
UPVC double glazed window to rear. Bespoke fitted wardrobes. Carpet, ceiling light and radiator. Access into En-Suite.

En-Suite
6'7" x 5'10"
Opaque UPVC double glazed window to rear. Three piece suite comprising; walk in shower cubicle, wash hand basin and WC. Tiled walls and floor. Radiator.

Bedroom Two
13'4" x 9'0"
UPVC double glazed window to front. Carpet, ceiling light and radiator

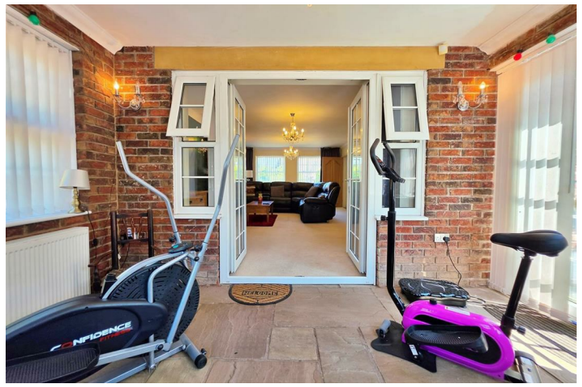
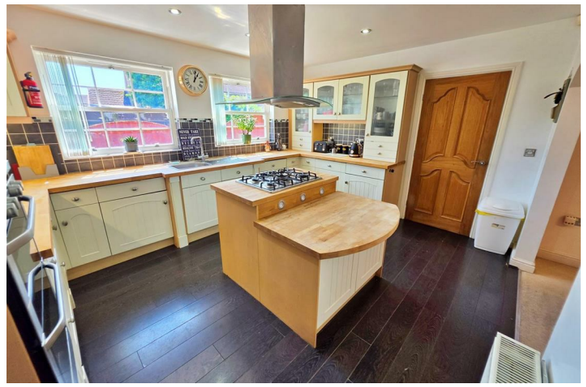
Bedroom Three
11'8" x 11'7"
UPVC double glazed window to front. Loft access. Carpet, ceiling light and radiator

Bedroom Four
10'3" x 7'10"
UPVC double glazed window to side. Carpet, ceiling light and radiator

Family Bathroom
8'4" x 6'7"
Opaque UPVC double glazed window to rear, 3 piece suite comprising; bath with wall mounted shower unit, wash hand basin and WC, fully tiled walls.

Rear Exterior
Walled garden and patio area with off road parking and access to garage.

Front Exterior
Raised lawned garden with paved pathway.

Garage
Electric remote controlled up and over door to front.
Power and Lighting.
Loft access via loft hatch.

Further Information
Tenure - Freehold
EPC Rating C
Council Tax Band - F - Wyre Borough Council
Combi Gas Boiler (Worcester Bosch) Installed Circa 2020 - Housed In Utility Room
Loft Boarded With Lighting
Alarm System Installed.