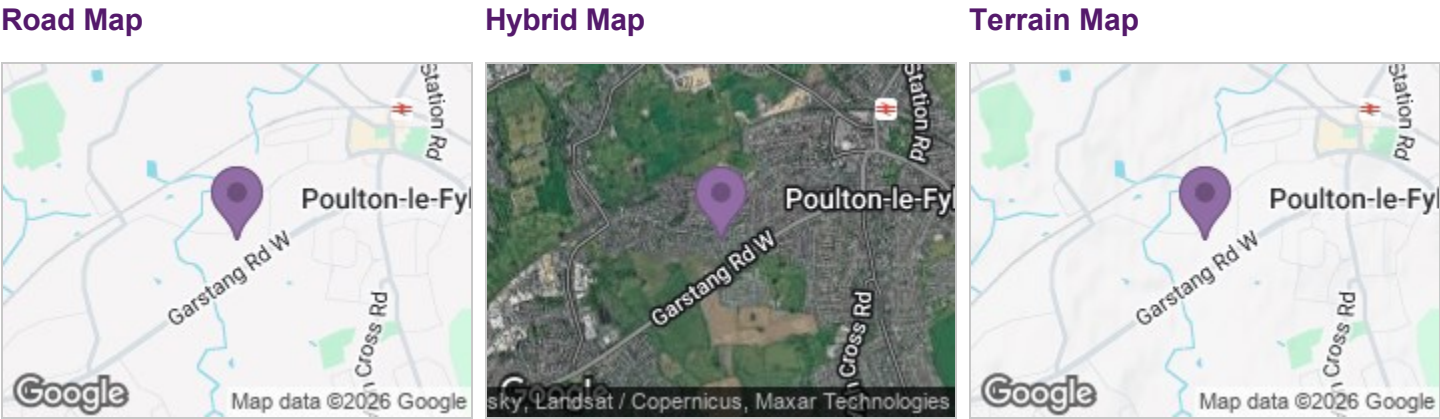
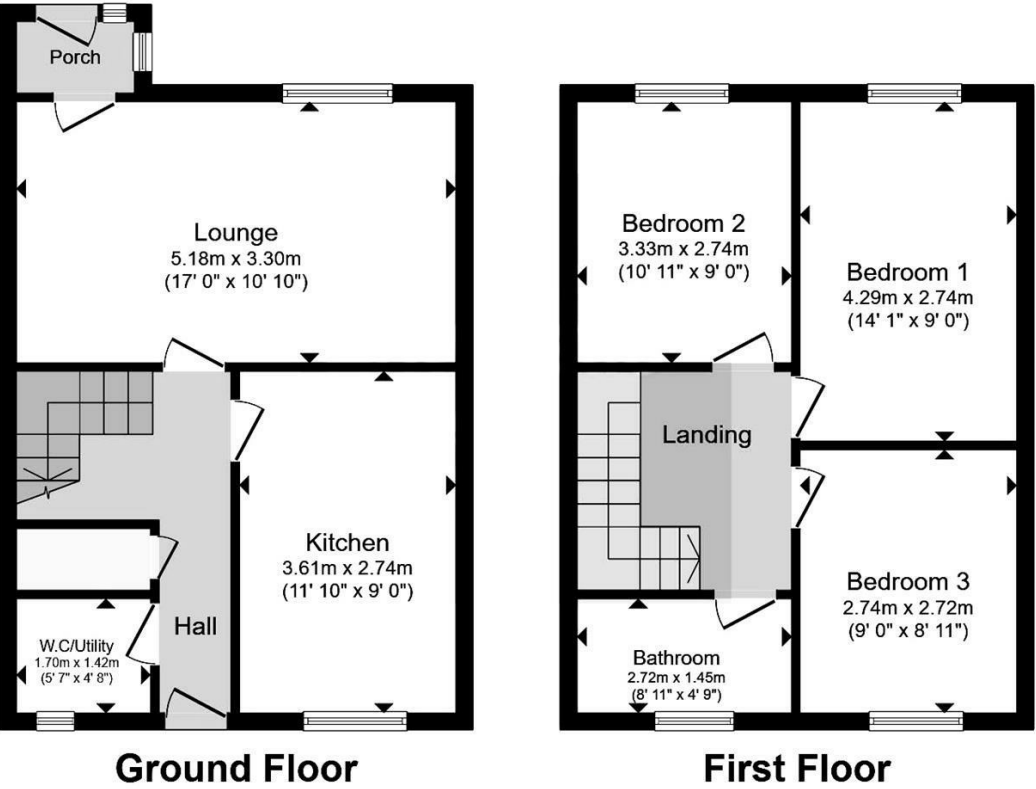




Floor Plan



3 Lawnswood Avenue

, Poulton-Le-Fylde, FY6 7ED

Offers In The Region Of £240,000



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 comprising, 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

