



9 Beach Road, Poulton-Le-Fylde, FY6 0HQ

Offers in excess of £325,000

*** No Onward Chain ***

Good Move are delight to present this impressive detached three-bedroom bungalow with a generous plot to the market.

The property comprises three well-proportioned double bedrooms, three reception rooms, a spacious kitchen with separate utility room, family bathroom and additional WC.

A real standout feature is the substantial detached garage building, complete with a dedicated workshop and separate office.

Externally, the property enjoys ample off-road parking for multiple vehicles alongside attractive, generous gardens, with excellent potential.

Situated just a short stroll from the coast and scenic countryside walks, the home is ideally positioned within easy reach of Knott End-on-Sea's range of shops, cafés, restaurants, schools and transport links, making it the perfect blend of village living and everyday convenience.

Offering generous living space, versatile accommodation and outstanding external facilities, this bungalow is a superb home that must be viewed to be fully appreciated.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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