



Flat 9, Queensway Lodge, Queensway,
Poulton-le-Fylde, FY6 7ST

£202,500

***** Very SPACIOUS APARTMENT in the HEART OF
POULTON LE FYLDE *****

A purpose built, first floor apartment situated at the very heart of POULTON-LE-FYLDE, with a wealth of locals shops and amenities literally on your doorstep.

Truly a VERY spacious home, with the added benefit of windows to THREE elevations, providing increased levels of natural light and TWO 'Juliette' balconies to the lounge and main bedroom.

There is a LARGE through lounge and dining area, two DOUBLE bedrooms, the master being almost 18ft x 14ft, a stylish fitted kitchen and an EN-SUITE to supplement the modern main family bathroom.

Externally the private gardens are lovely and well established with numerous plants, shrubs and mature trees. To the rear of the property there is a car park accessed via private driveway with an allocated space.

- VERY SPACIOUS
- Two DOUBLE bedrooms
- STYLISH fitted kitchen
- MODERN bathroom

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- UPVC double glazing
- Gas central heating
- Situated in POULTON CENTRE

Hall: Built in storage cupboard also housing the combination gas central heating boiler, Oak flooring.

Lounge: 18'1" x 13'9" (5.50 m x 4.20 m) Oak flooring, UPVC double glazed window, Radiator, UPVC double glazed patio doors to:-

Kitchen: 10'2" x 8'6" (3.10 m x 2.60 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Built in double oven and microwave, Hob with extractor hood, Radiator.

Bathroom: Spacious and stylish bathroom comprising; Combination

Bedroom 2: 12'2" x 11'10" (3.70 m x 3.60 m) UPVC double glazed window, Radiator.

Master Bedroom: 18'8" x 10'10" (5.70 m x 3.30 m) Radiator, Two UPVC double glazed windows and patio doors to:-

Balcony: Juliette balcony.

En-Suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, Heated towel rail/radiator.

Outside: Beautiful established communal gardens, Mainly lawned with wide range of established plants, trees and shrubs.

Parking: Allocated parking space.

Heating: Gas central heating (NOT TESTED).

Additional Information: There is solid oak flooring throughout the apartment.

Tenure: We have been informed that the property is leasehold - 999 years from circa 2011 - Service Charge: £441.41 per quarter Ground Rent: £50 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2,159.05 (2026/27)



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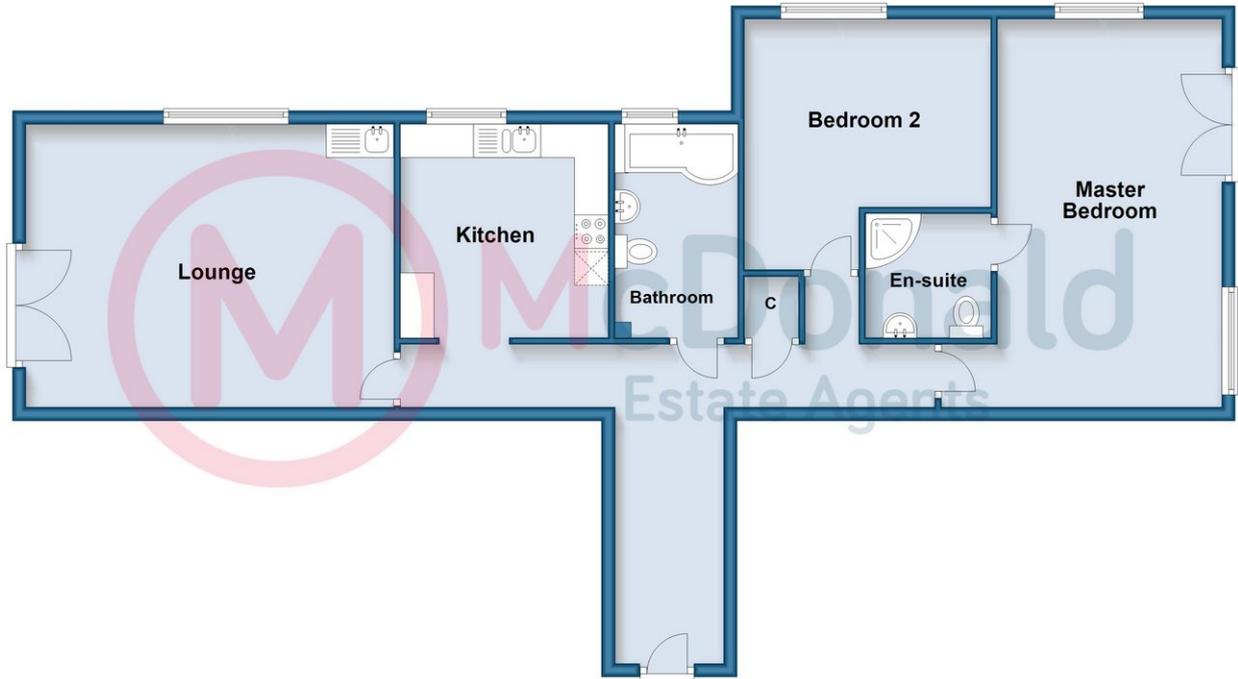
Directions: Take Blackpool Old Road heading towards Poulton, at the end turn left into Queensway and Queensway Lodge can be found on the left hand side.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



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9 Queensway Lodge

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