



10 First Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£175,000**

10 First Avenue

Poulton-Le-Fylde

This well presented, extended three bedroom semi detached house is situated in a highly sought after residential area close to the historic market town of Poulton. The property offers a welcoming entrance hallway leading to a spacious lounge, a modern fitted kitchen with integrated appliances, and a useful utility space. The dining room, located within the thoughtfully designed rear extension (which has received planning permission and certification), provides a perfect setting for both family meals and entertaining guests. Upstairs, the landing gives access to three bedrooms, including two generously sized doubles, as well as a stylish family bathroom. The house benefits from double glazing and gas central heating, with a six year old boiler that was serviced in 2025. Offered on a freehold basis and with no onward chain, this property combines practicality and comfort in a desirable location, making it an ideal choice for families, professionals, or those seeking to downsize without compromise.

The outside space is equally impressive, featuring a private and enclosed south east facing rear garden that enjoys plenty of natural sunlight throughout the day. The garden is thoughtfully landscaped, with a decked terrace and patio area that are perfect for alfresco dining, relaxing, or entertaining friends and family during the warmer months. Mature borders provide a sense of seclusion, while the lawn offers ample space for children to play or for keen gardeners to create their own outdoor haven. To the front of the property, a driveway provides convenient off street parking, enhancing the overall practicality of the home. The combination of a sunny aspect, well maintained outdoor areas, and secure boundaries ensures that the outside space is both functional and inviting, offering a perfect extension of the living accommodation. This property truly offers an excellent opportunity to enjoy a comfortable lifestyle in a prime location close to local amenities, schools, and transport links.

Council Tax band: B

Tenure: Freehold

- Well Presented Extended Semi Detached House In A Sought After Residential Location In Close Proximity To The Historic Market Town Of Poulton
- Entrance Hallway, Lounge, Fitted Kitchen, Utility Space, Dining Room
- 3 Bedrooms (2 Double Bedrooms), Bathroom





Entrance Hallway

5' 1" x 3' 6" (1.54m x 1.06m)

Lounge

13' 5" x 12' 8" (4.08m x 3.87m)

Kitchen

9' 4" x 15' 9" (2.84m x 4.81m)

Utility Space

9' 10" x 2' 9" (3.00m x 0.84m)

Dining Room

10' 6" x 15' 7" (3.21m x 4.76m)

Landing

Bedroom 1

10' 5" x 9' 11" (3.17m x 3.02m)

Bedroom 2

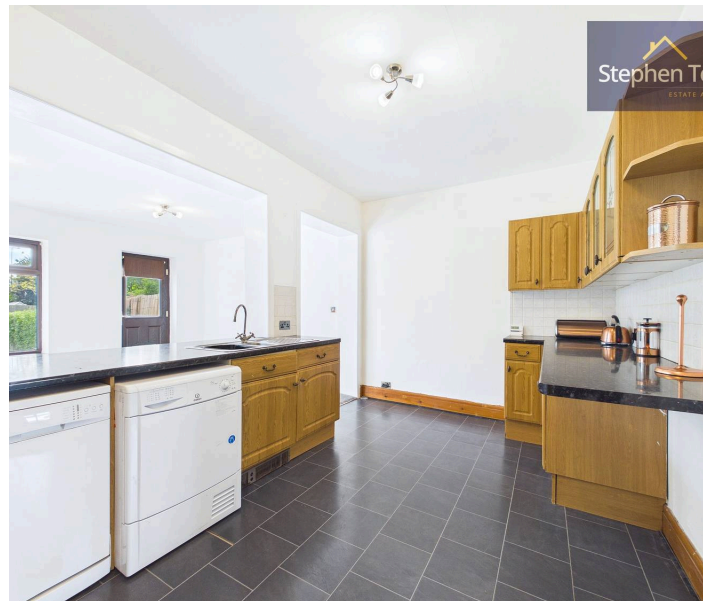
12' 6" x 9' 4" (3.81m x 2.84m)

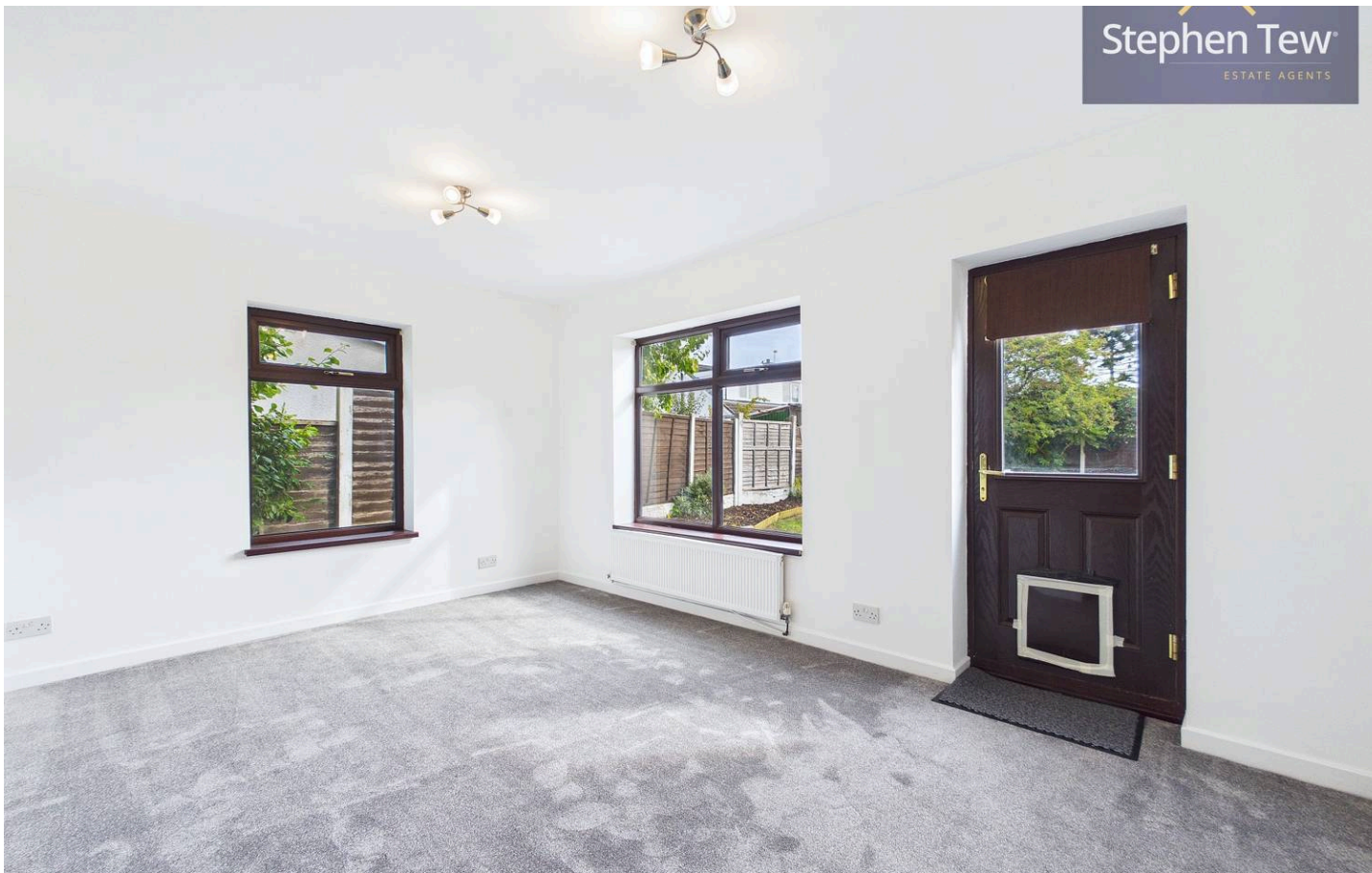
Bedroom 3

9' 3" x 5' 11" (2.82m x 1.80m)

Bathroom

5' 11" x 5' 6" (1.81m x 1.68m)





Entrance Hallway
5' 1" x 3' 6" (1.54m x 1.06m)

Lounge
13' 5" x 12' 8" (4.08m x 3.87m)

Kitchen
9' 4" x 15' 9" (2.84m x 4.81m)

Utility Space
9' 10" x 2' 9" (3.00m x 0.84m)

Dining Room
10' 6" x 15' 7" (3.21m x 4.76m)

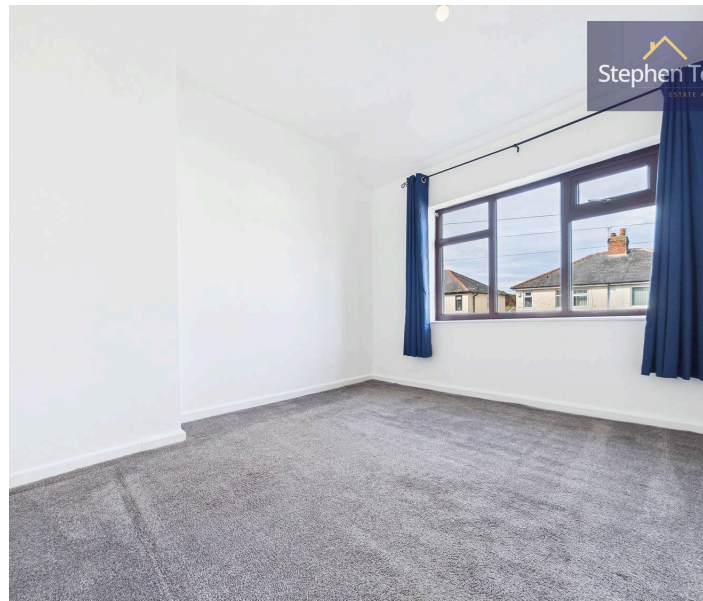
Landing

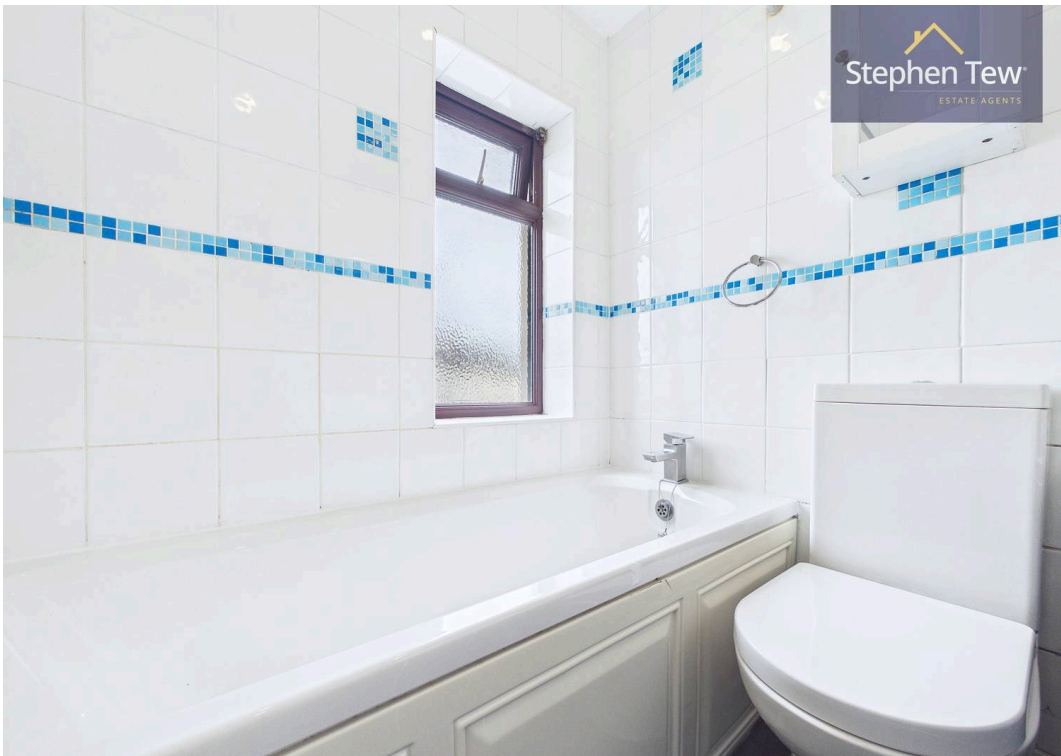
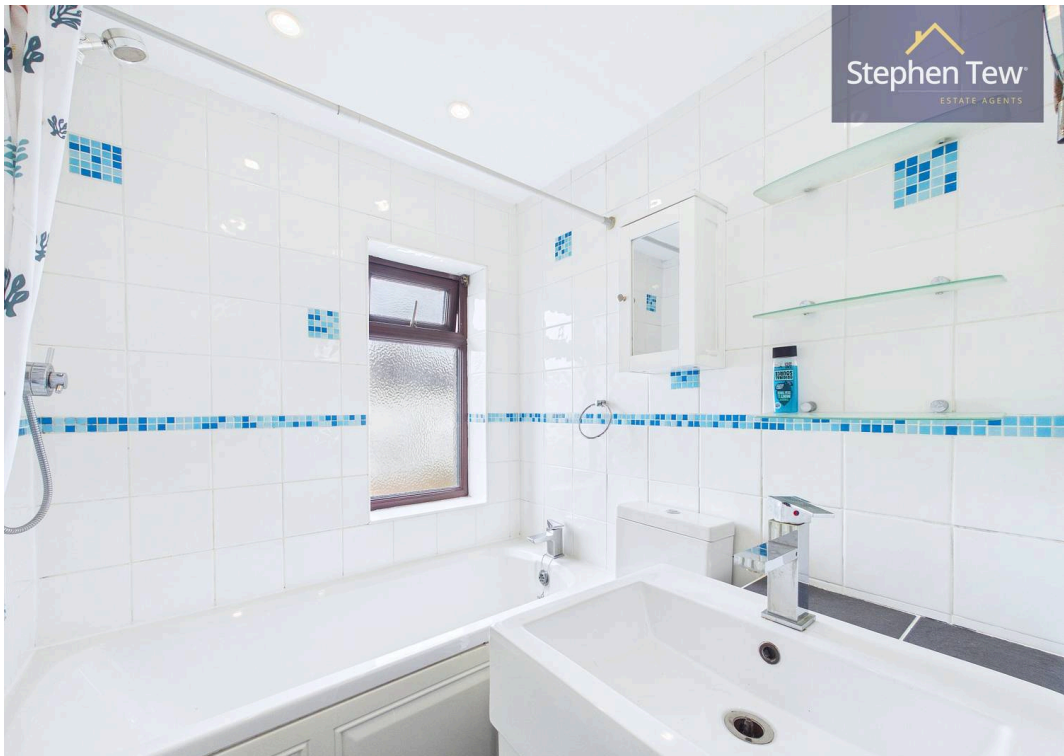
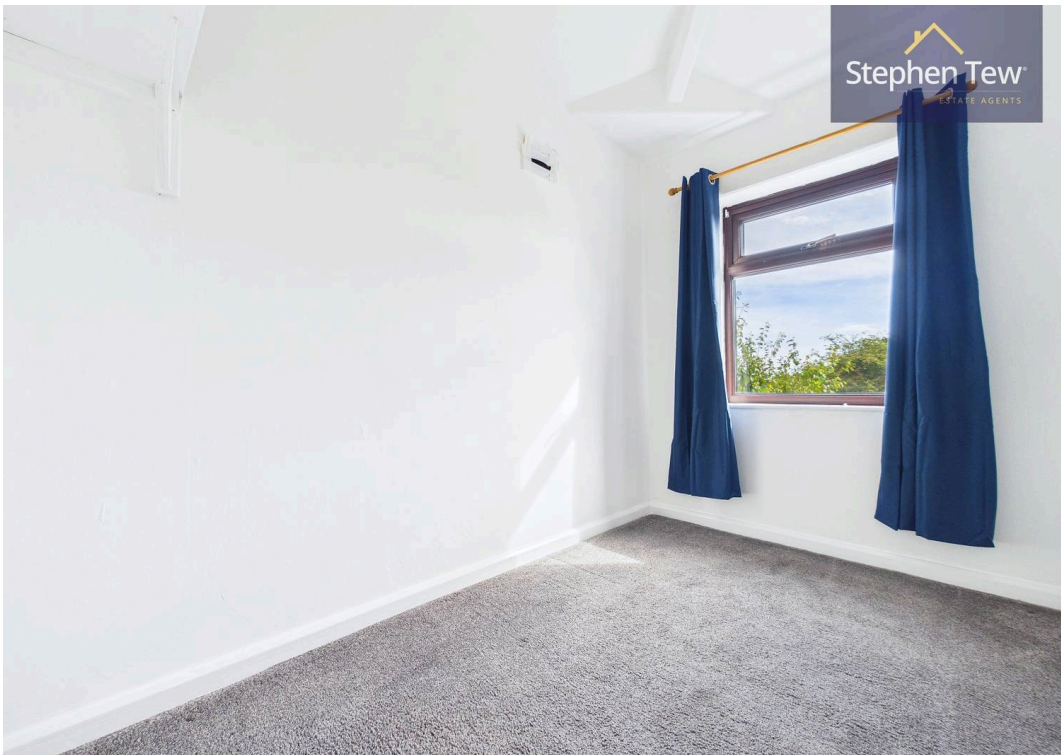
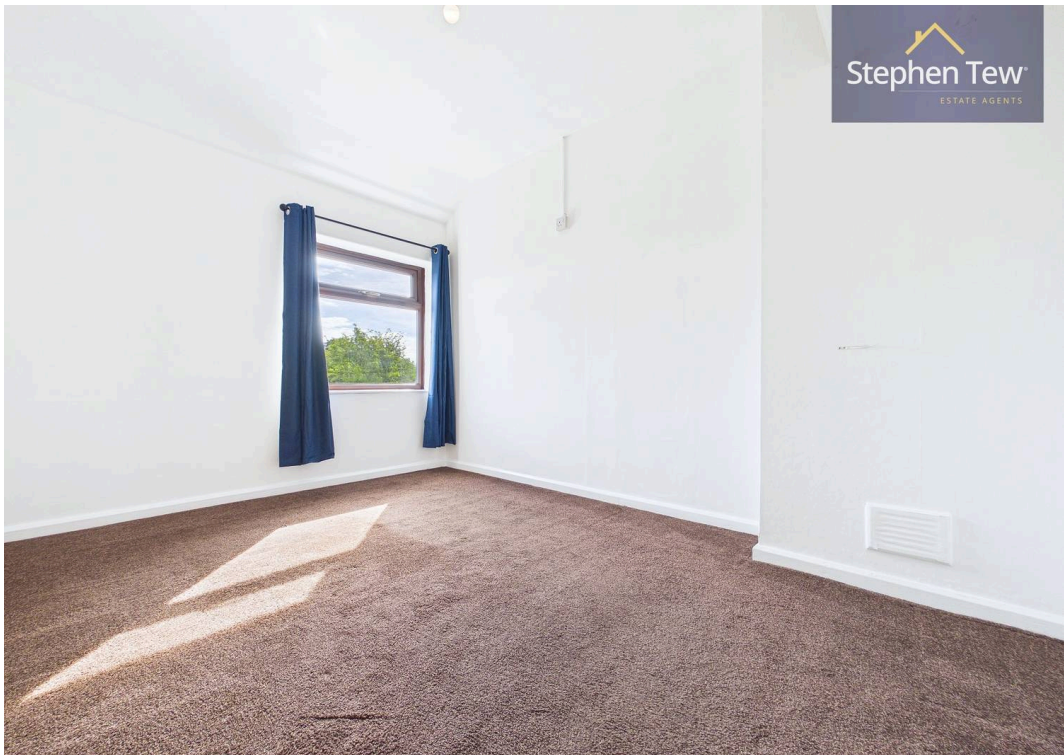
Bedroom 1
10' 5" x 9' 11" (3.17m x 3.02m)

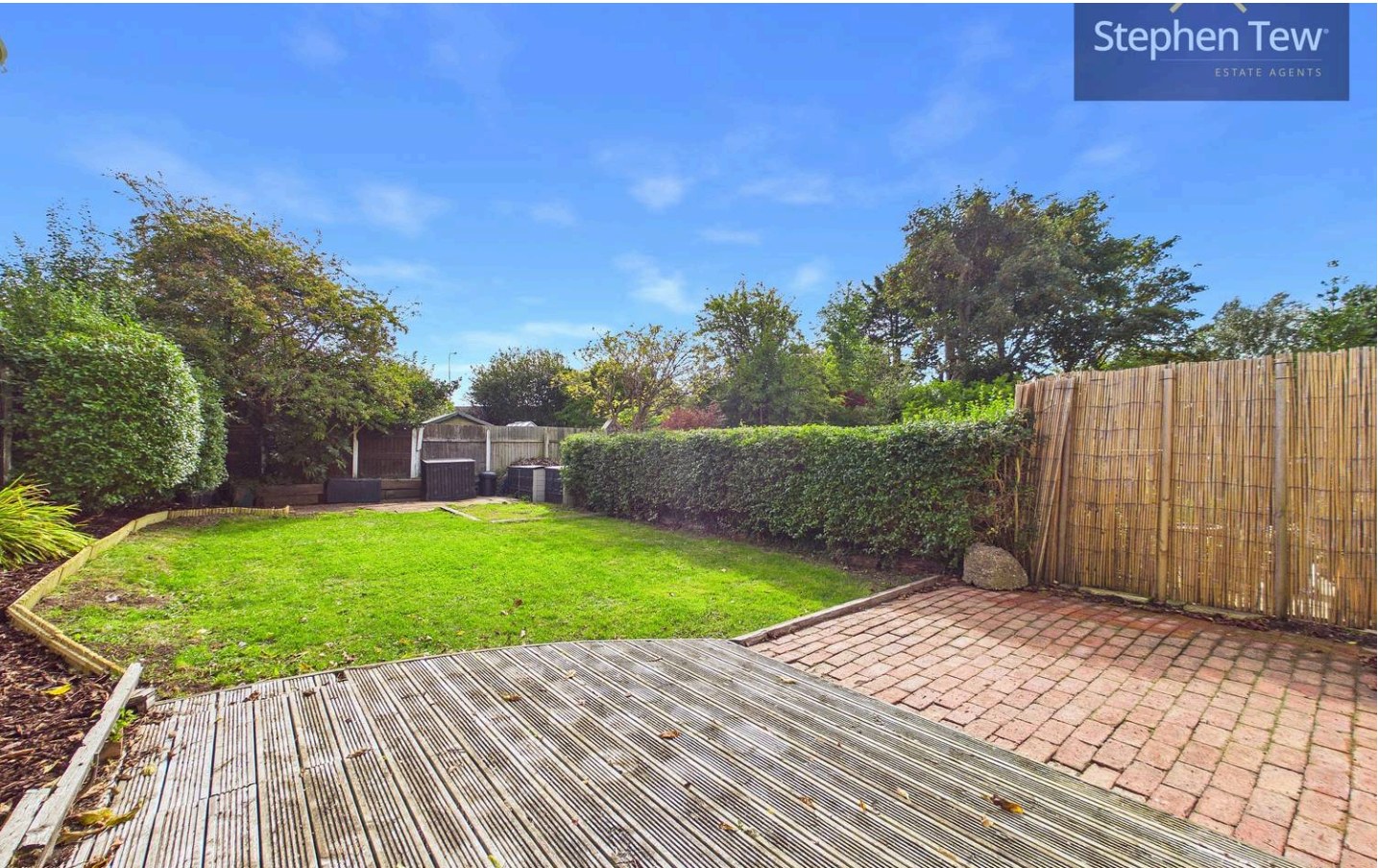
Bedroom 2
12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom 3
9' 3" x 5' 11" (2.82m x 1.80m)

Bathroom
5' 11" x 5' 6" (1.81m x 1.68m)







REAR GARDEN

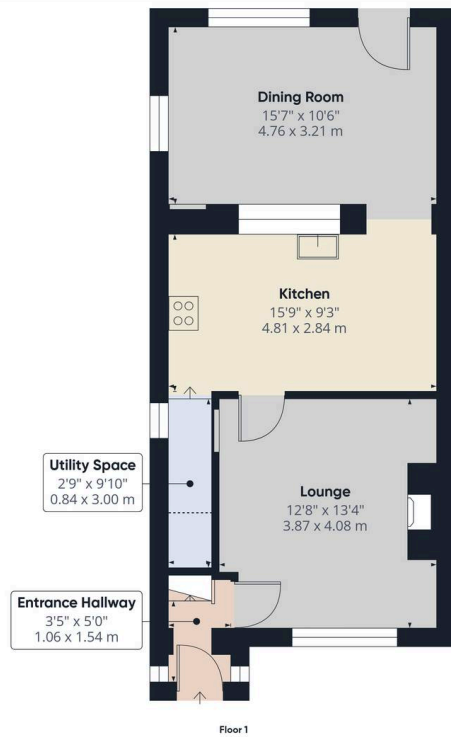
OFF STREET

1 Parking Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



Approximate total area⁽¹⁾

534 ft²
49.6 m²

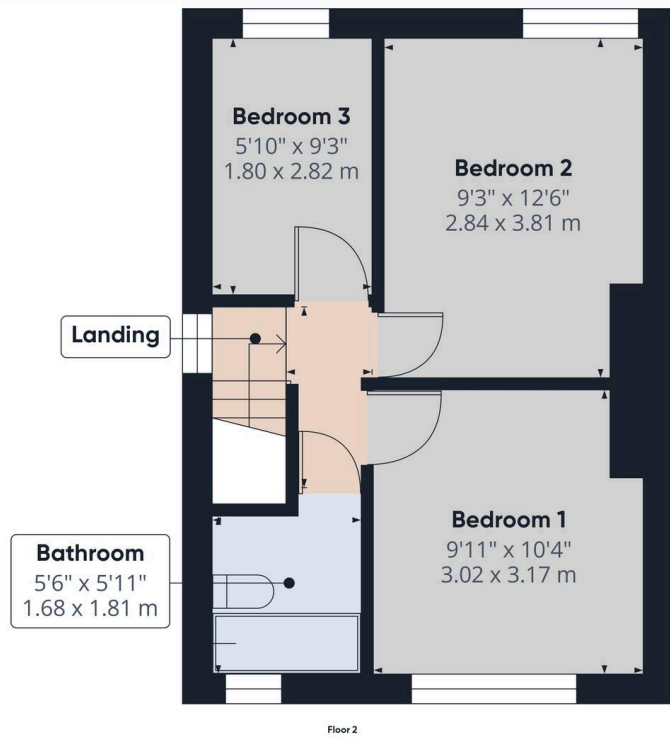
Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

320 ft²
29.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Stephen Tew Estate Agents

1b Queens Square, Poulton-le-Fylde - FY6 7BW

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

