



126 Highcross Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£200,000**

126 Highcross Road

Poulton-Le-Fylde

This well presented semi detached true bungalow is situated in a highly sought after location, just a short distance from Poulton town centre and its excellent range of amenities. The property offers a welcoming entrance vestibule leading to a spacious hallway, a bright lounge, and two generously sized double bedrooms, with the master bedroom benefiting from fitted wardrobes. The modern fitted dining kitchen features integrated appliances and ample space for dining, making it ideal for both every-day living and entertaining. The bathroom is finished to a good standard, providing a comfortable and functional space. Additional storage is available in the partially boarded loft, which is easily accessed via a pull down ladder. The property is fitted with uPVC double glazing and gas central heating, with the boiler (located in the loft) approximately 12 years old. Offered to the market with no onward chain and because the property has spray foam insulation it is therefore available to cash buyers only.

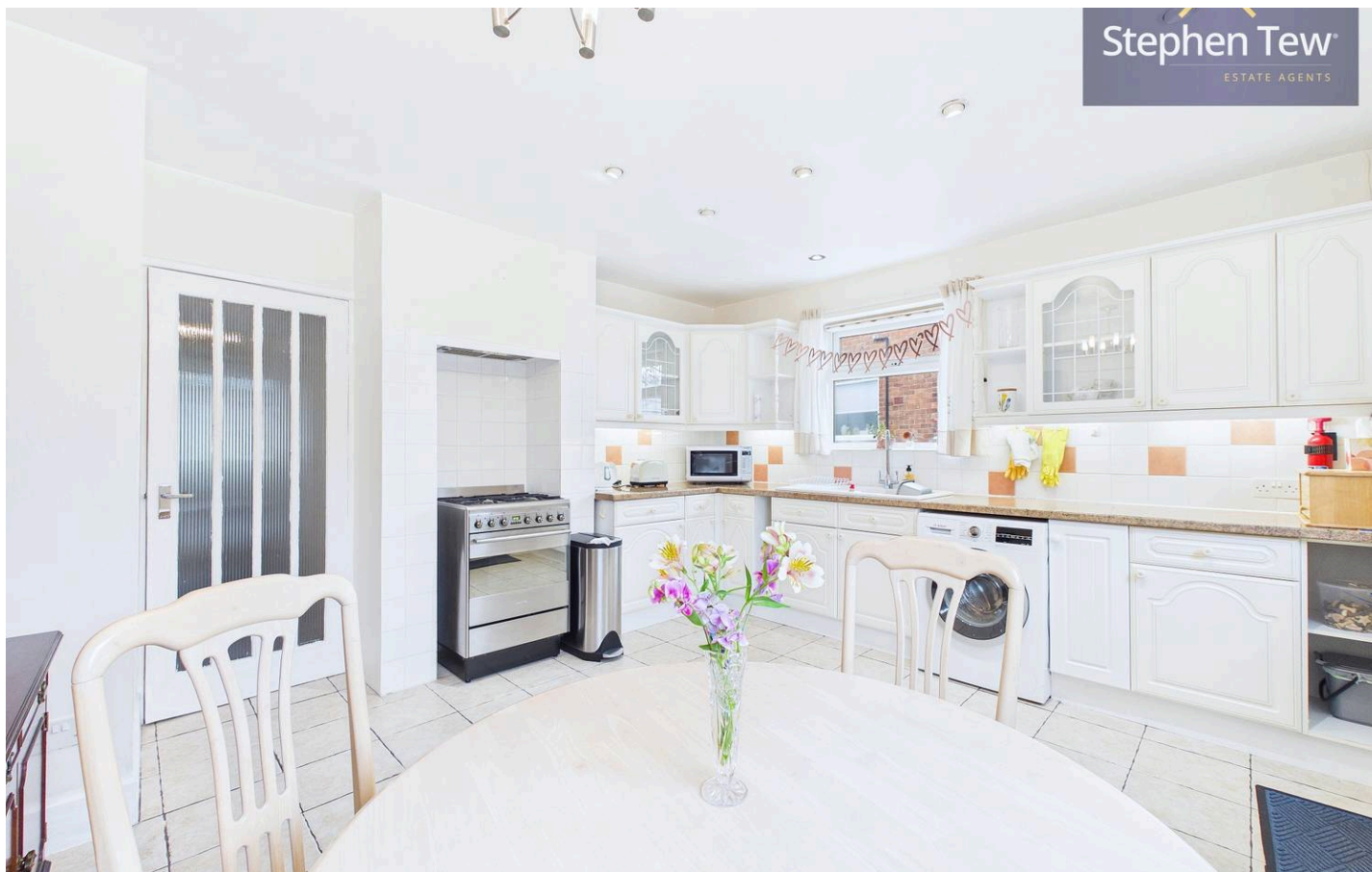
Externally, the property boasts a private and enclosed west facing rear garden, perfect for enjoying the afternoon and evening sun. The garden offers a safe and tranquil space for relaxation or outdoor dining, with well maintained borders and a manageable lawn. To the front, a generous driveway provides off road parking for multiple vehicles and leads to a detached garage, which offers additional storage or secure parking. The low maintenance front garden adds to the property's attractive kerb appeal. This delightful bungalow offers a rare combination of convenience, privacy, and outdoor space, making it an ideal choice for those seeking a comfortable and well located home close to Poulton town centre.

Council Tax band: C

Tenure: Freehold

- Well Presented Semi Detached True Bungalow in a Sought After Location in Close Proximity to Poulton Town Centre
- Entrance Vestibule, Hallway, Lounge, 2 Double Bedrooms (Master Bedroom with Fitted Wardrobes)
- Bathroom, Fitted Dining Kitchen with Integrated Appliances, Partially Boarded Loft with Pull Down Ladder for Access
- Private and Enclosed West Facing Rear Garden





Entrance Vestibule
4' 3" x 4' 5" (1.29m x 1.34m)

Hallway
2' 8" x 13' 0" (0.82m x 3.97m)

Lounge
11' 11" x 13' 0" (3.63m x 3.95m)

Bedroom 1
10' 2" x 11' 11" (3.11m x 3.62m)

Bedroom 2
10' 1" x 10' 11" (3.08m x 3.33m)

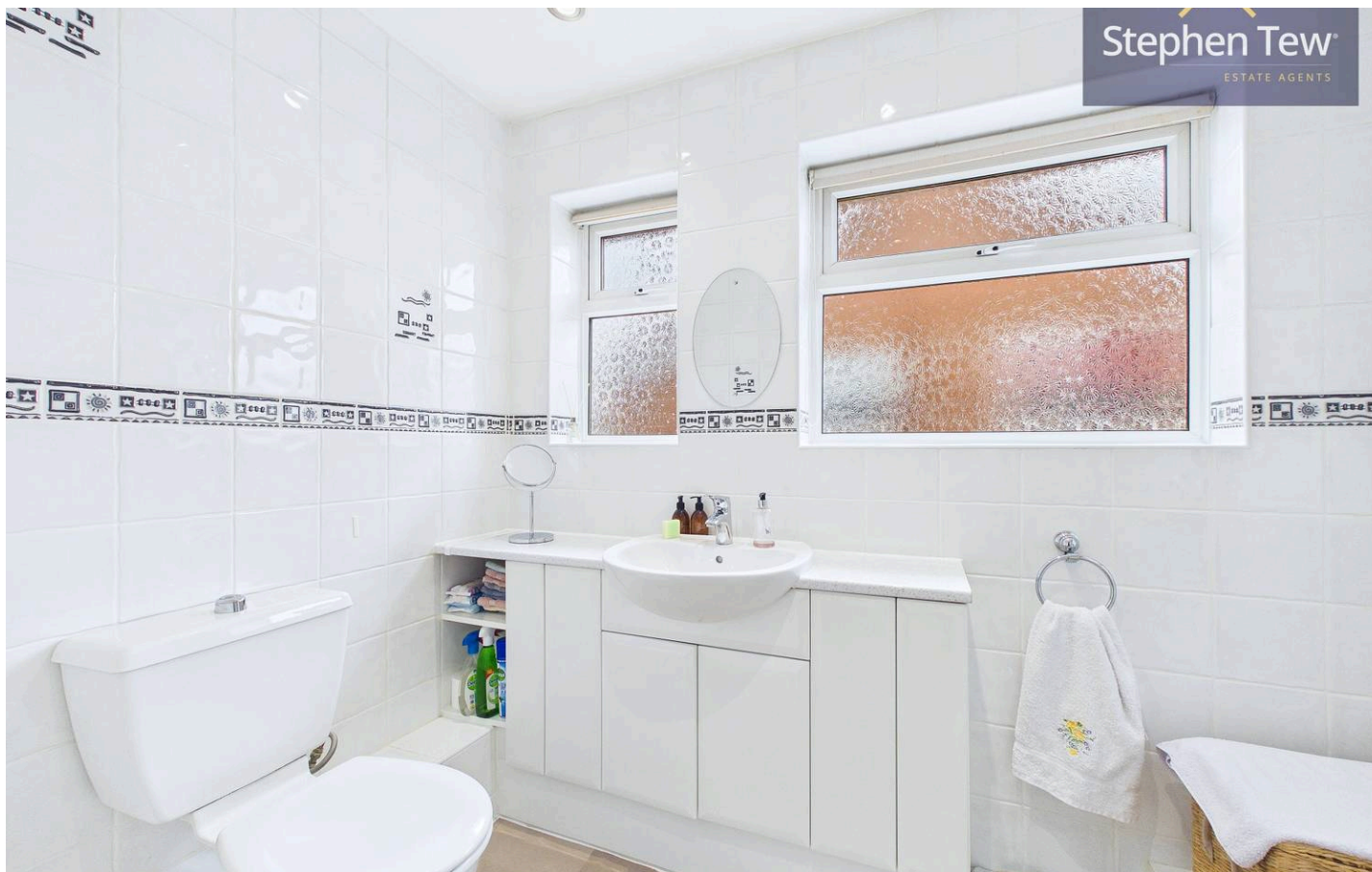
Bathroom
8' 10" x 8' 2" (2.70m x 2.50m)

Dining Kitchen
13' 10" x 12' 5" (4.21m x 3.78m)

Loft

Garage
16' 1" x 8' 9" (4.91m x 2.67m)





Entrance Vestibule
4' 3" x 4' 5" (1.29m x 1.34m)

Hallway
2' 8" x 13' 0" (0.82m x 3.97m)

Lounge
11' 11" x 13' 0" (3.63m x 3.95m)

Bedroom 1
10' 2" x 11' 11" (3.11m x 3.62m)

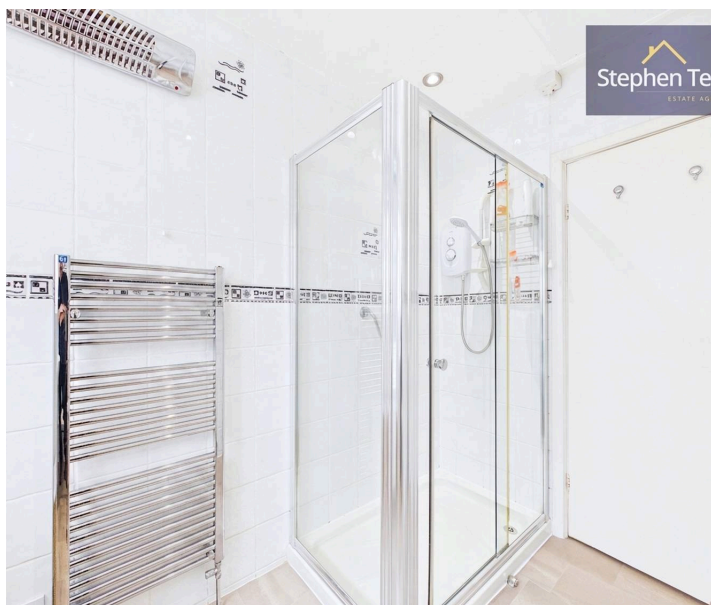
Bedroom 2
10' 1" x 10' 11" (3.08m x 3.33m)

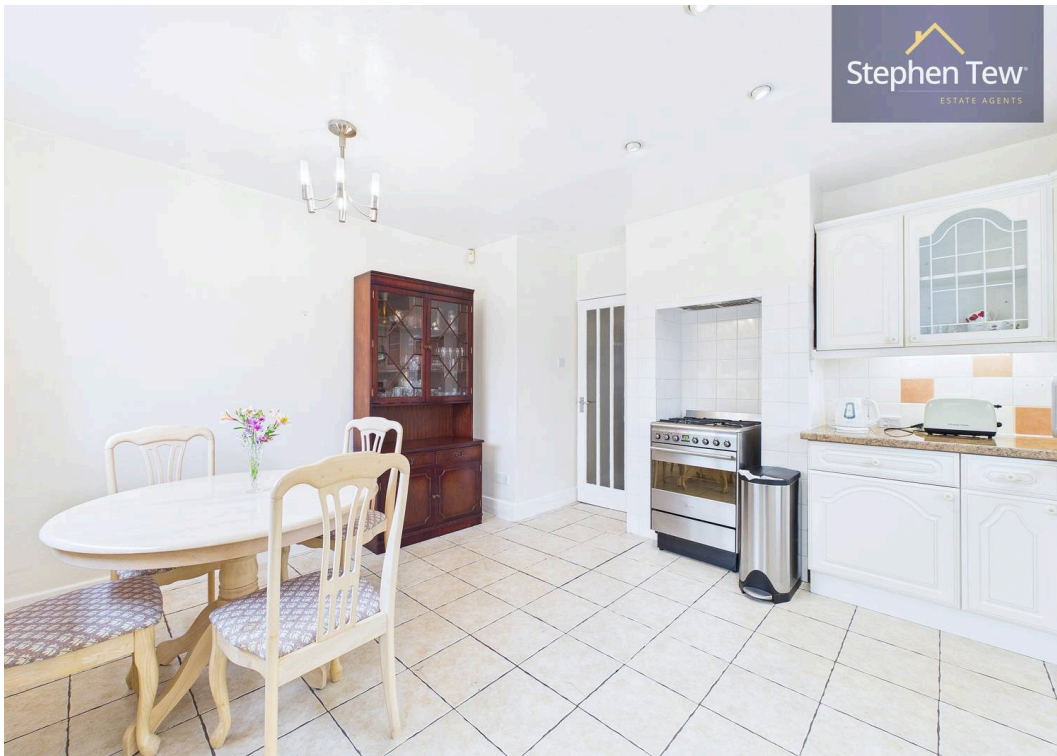
Bathroom
8' 10" x 8' 2" (2.70m x 2.50m)

Dining Kitchen
13' 10" x 12' 5" (4.21m x 3.78m)

Loft

Garage
16' 1" x 8' 9" (4.91m x 2.67m)







REAR GARDEN

GARAGE

Single Garage

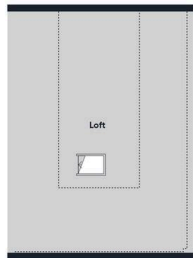
DRIVEWAY

3 Parking Spaces





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
882 ft²
82 m²

(1) Excluding balconies and terraces

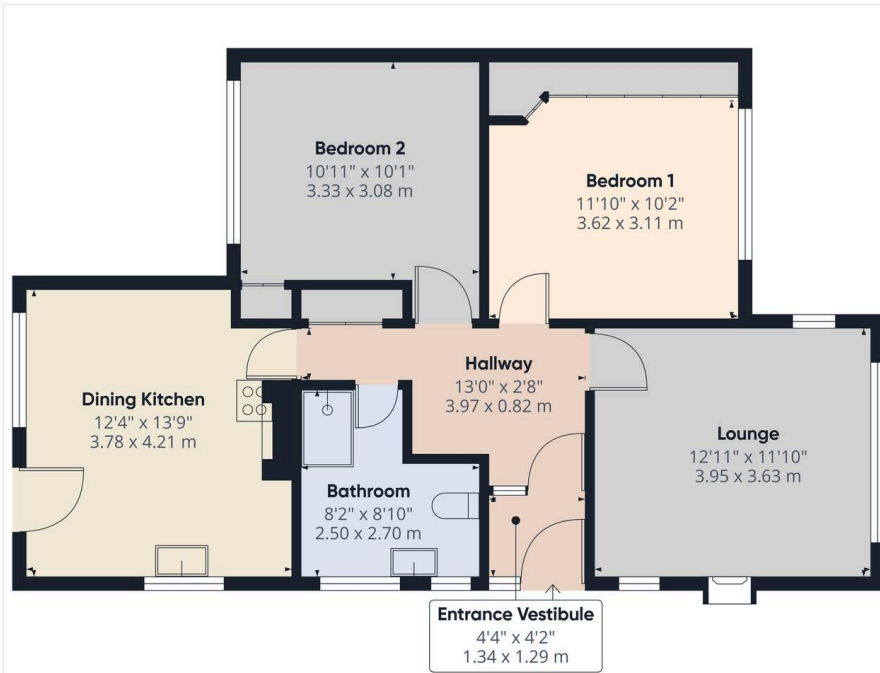
Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
739 ft²
68.7 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/

