



8 Southbourne Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£250,000**

8 Southbourne Avenue

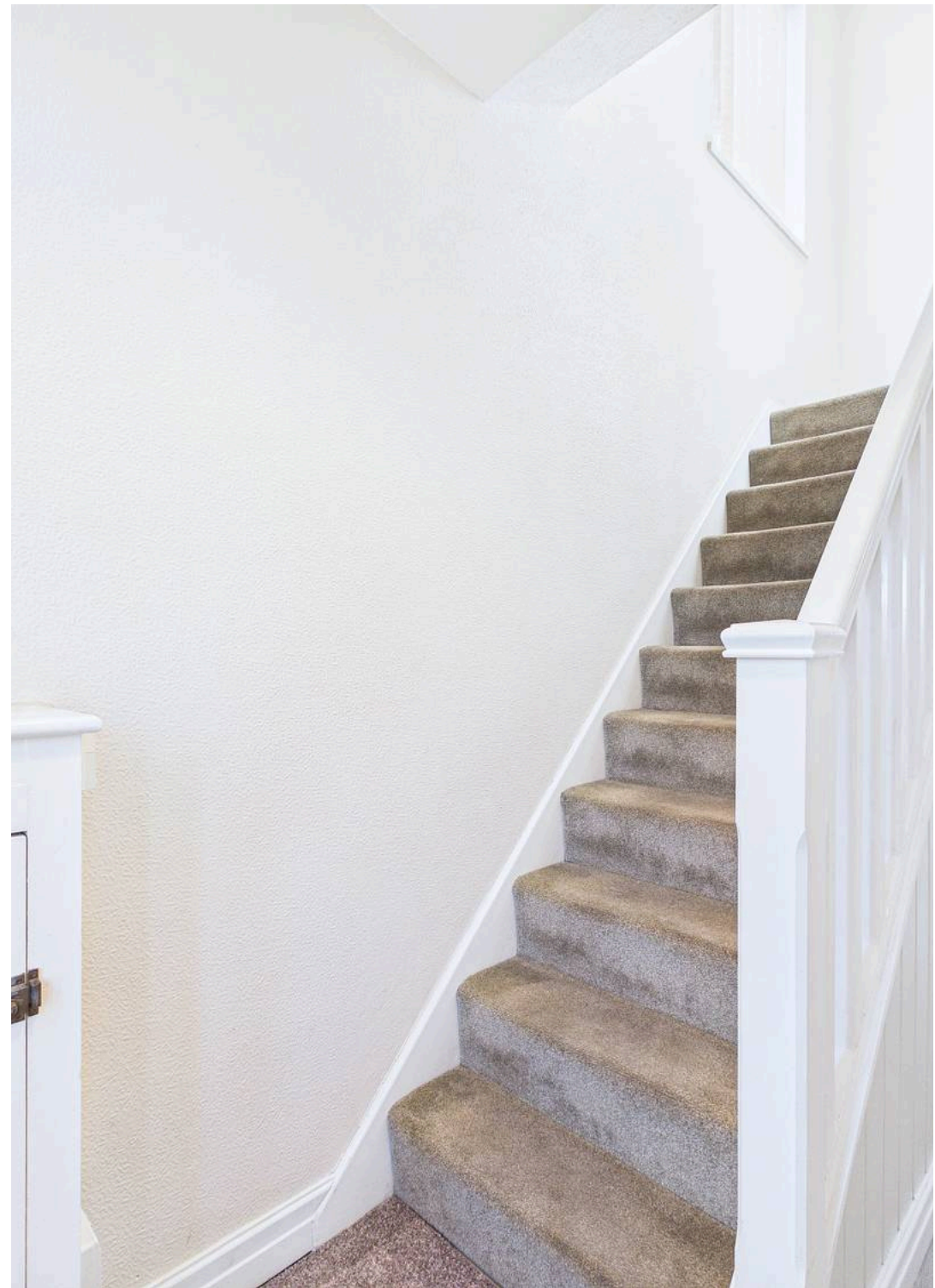
Poulton-Le-Fylde

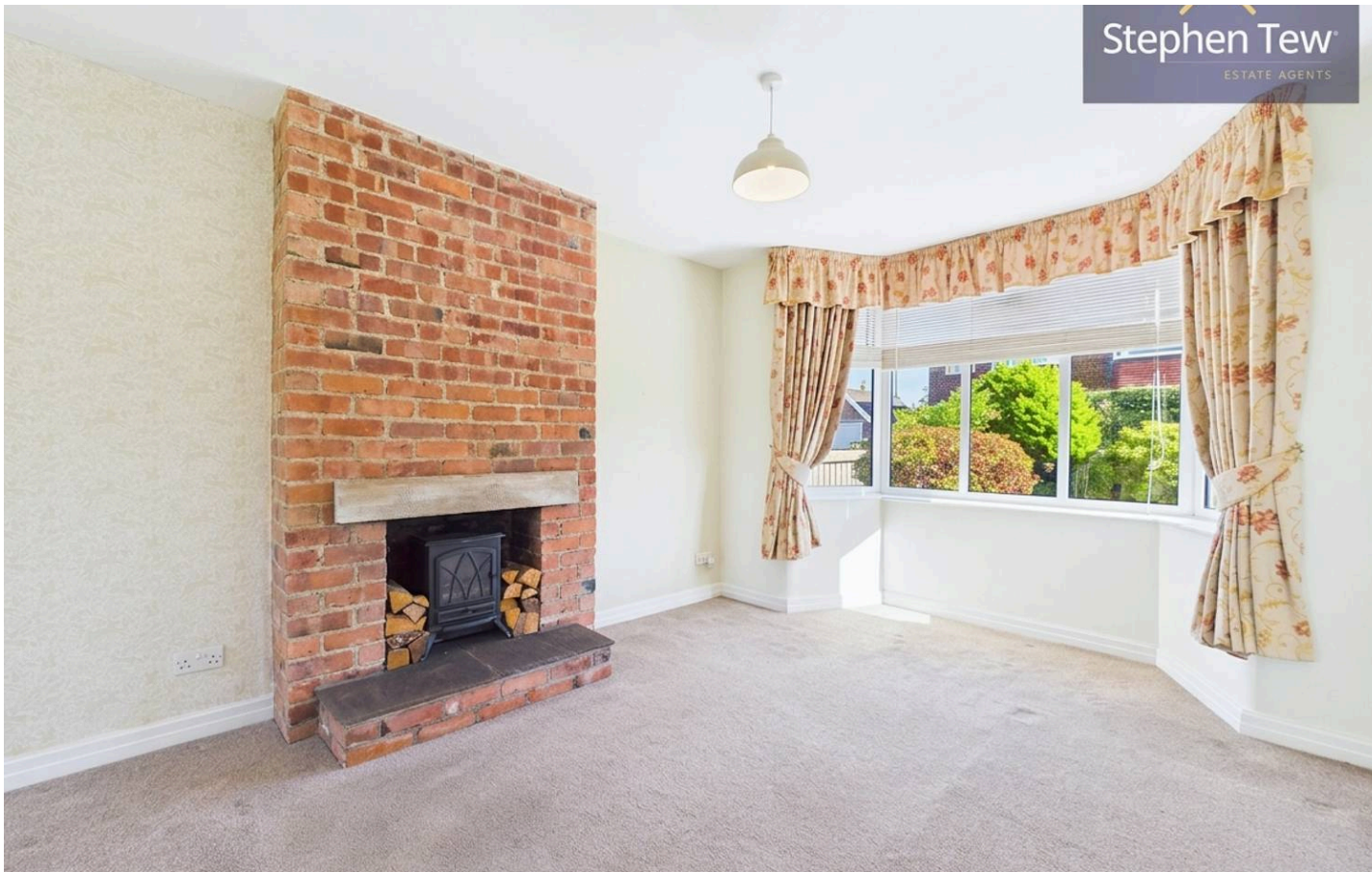
This beautifully presented and extended three-bedroom semi-detached house is situated on a quiet cul de sac in a desirable residential location, within close proximity to Poulton town centre. The property, which has been renovated throughout, offers a turn key opportunity and will be sold with no onward chain, making it ideal for buyers seeking a stress-free move. Upon entering, you are greeted by a welcoming entrance hallway with useful storage space, leading into a spacious living and dining room that benefits from sliding doors (allowing for an abundance of natural light and a seamless connection to the rest of the home). The modern fitted kitchen is thoughtfully designed and equipped with contemporary units and integrated appliances, providing a practical and stylish space for cooking and entertaining. Upstairs, the landing leads to three well-proportioned bedrooms, including two generous double bedrooms and a further single bedroom, all tastefully decorated to a high standard. There is a separate WC and a modern three-piece bathroom suite, both finished with quality fixtures and fittings for added comfort and convenience. The property benefits from double glazing and gas central heating throughout, ensuring a warm and energy-efficient environment year-round. Additional features include a driveway that provides off street parking for multiple vehicles, and the remaining footings for a garage offer further potential for future development (subject to planning and necessary consents). The home is freehold, offering peace of mind to prospective buyers, and has been maintained to an excellent standard throughout, with neutral décor and quality flooring that will appeal to a wide range of tastes. With its combination of spacious accommodation, modern finishes, and a sought-after location close to local amenities, schools, and transport links, this property represents an exceptional opportunity for families, professionals, or anyone looking to settle in a vibrant and well-connected community. Early viewing is highly recommended to fully appreciate the quality and versatility of this superb home.

Council Tax band: C

Tenure: Freehold

- Beautifully Presented Extended Semi Detached House Situated On A Quiet Cul De Sac In A Desirable Residential Location In Close Proximity To Poulton Town Centre
- Entrance Hallway, Storage, Living/Dining Room, Kitchen





Stephen Tew
ESTATE AGENTS

Entrance Hallway

11' 1" x 2' 4" (3.39m x 0.71m)

Storage

4' 4" x 2' 10" (1.32m x 0.86m)

Living/Dining Room

25' 7" x 11' 2" (7.80m x 3.41m)

Kitchen

14' 6" x 8' 4" (4.41m x 2.54m)

Landing

10' 0" x 2' 6" (3.04m x 0.75m)

Bedroom 1

14' 3" x 10' 8" (4.34m x 3.25m)

Bedroom 2

11' 1" x 9' 8" (3.39m x 2.95m)

Bedroom 3

6' 3" x 6' 0" (1.91m x 1.84m)

WC

2' 4" x 4' 1" (0.72m x 1.25m)

Bathroom

10' 1" x 7' 9" (3.07m x 2.37m)



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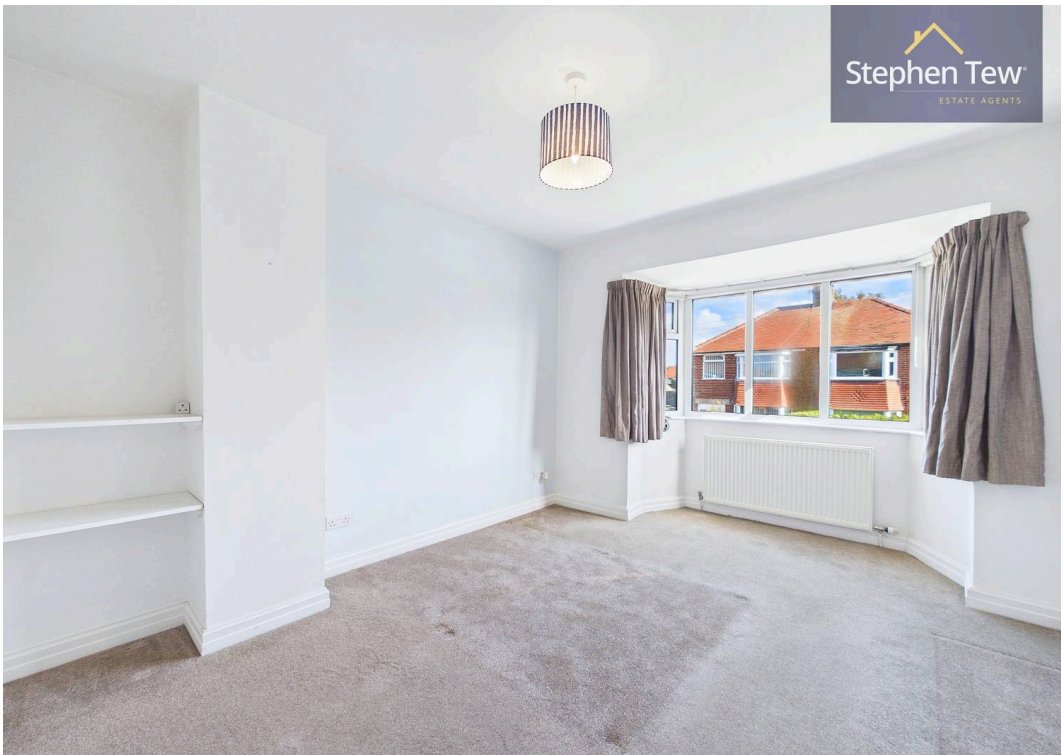
Bedroom 2
11' 1" x 9' 8" (3.39m x 2.95m)

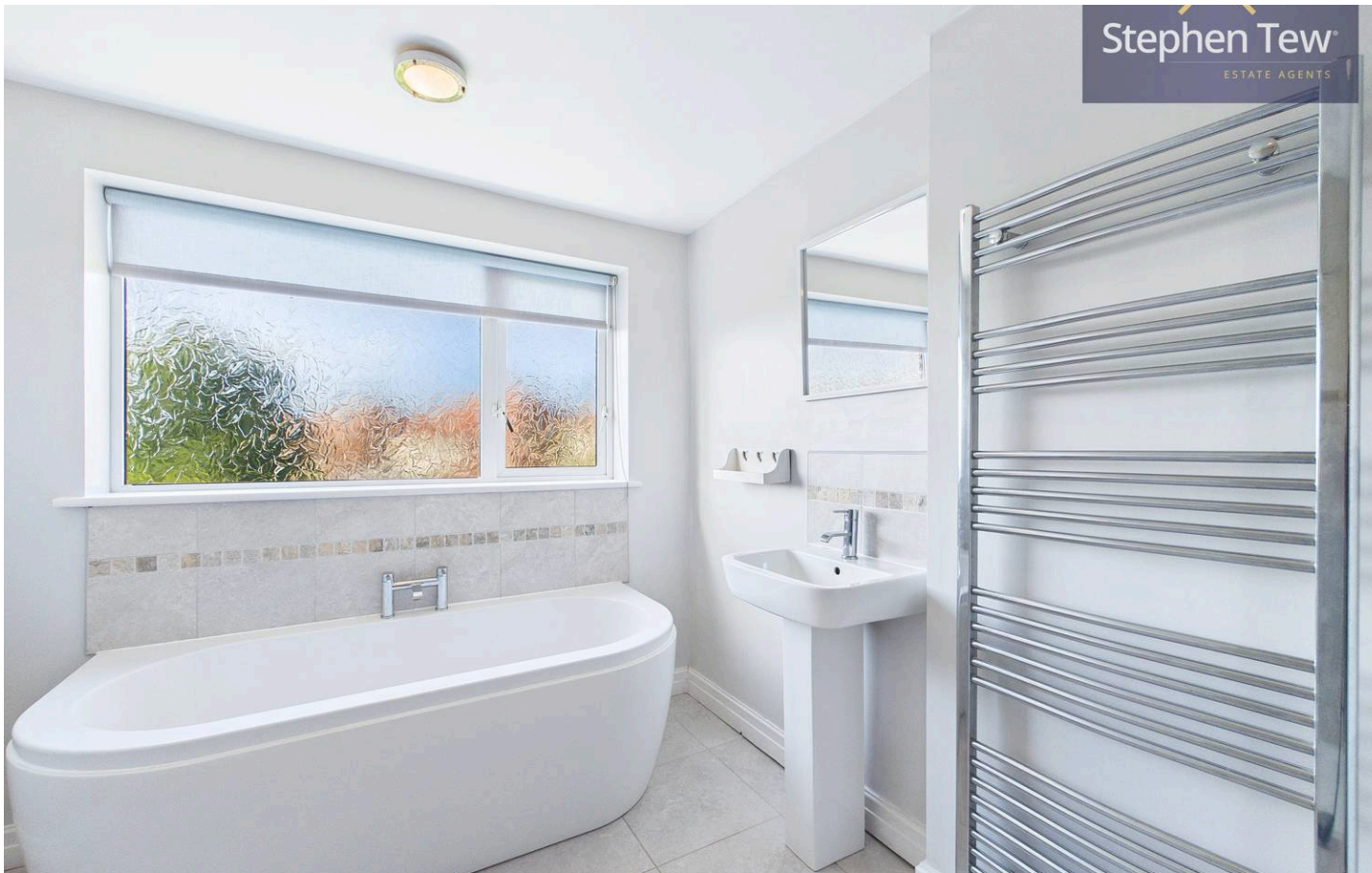
Bedroom 3
6' 3" x 6' 0" (1.91m x 1.84m)

WC
2' 4" x 4' 1" (0.72m x 1.25m)

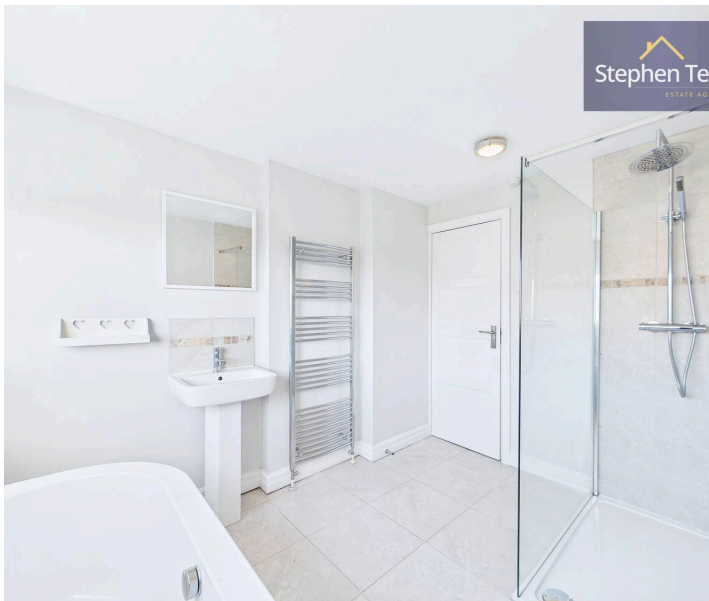
Bathroom
10' 1" x 7' 9" (3.07m x 2.37m)

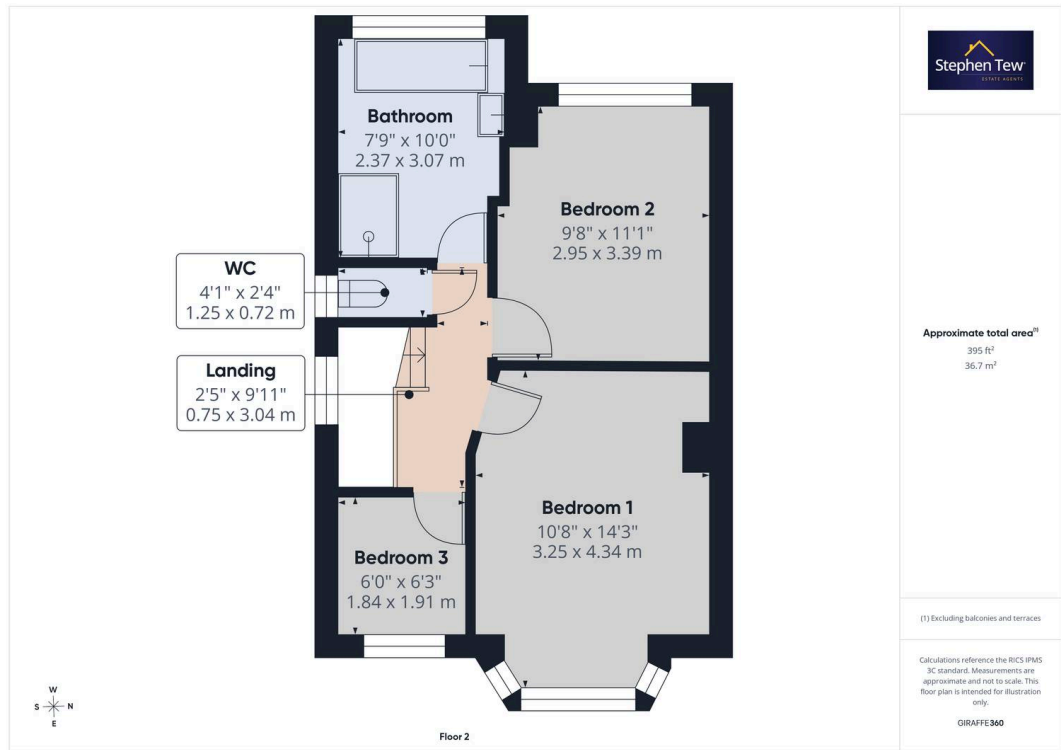
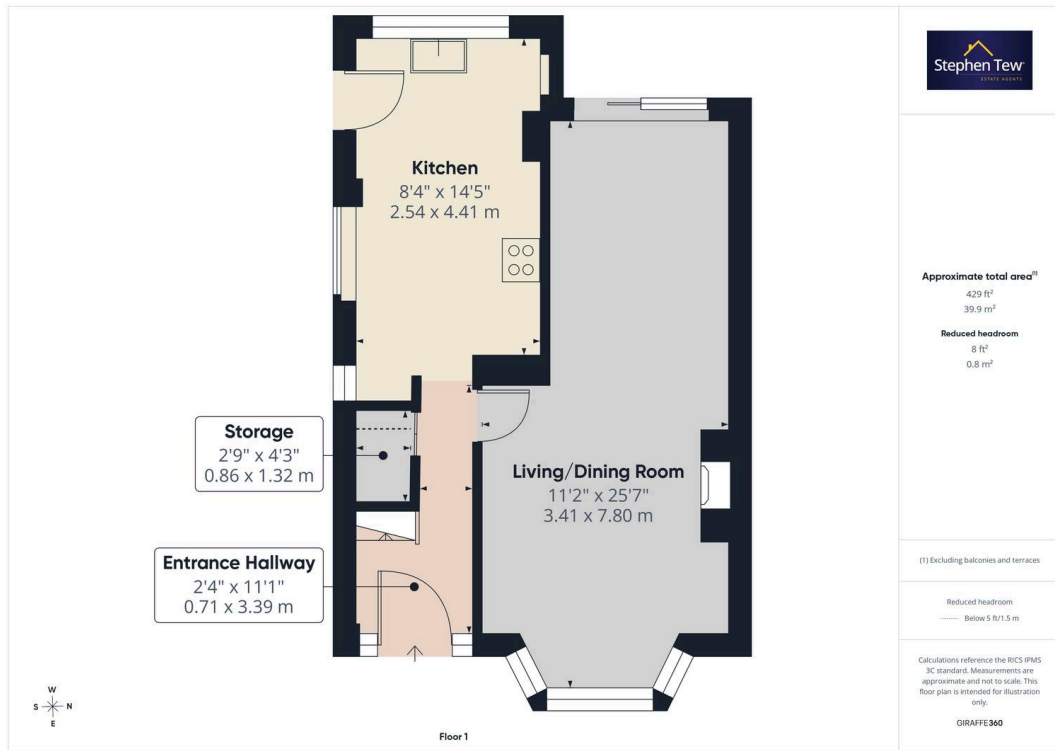






REAR GARDEN
FRONT GARDEN
OFF STREET







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