



Mains Lane, Poulton-Le-Fylde

Offers Over **£325,000**

Mains Lane

Poulton-Le-Fylde

This beautifully presented 3-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering through the welcoming porch, you are greeted by a spacious hallway leading to the lounge, dining room, and a contemporary kitchen with high-end integrated appliances. The conservatory adds an extra touch of elegance, while the office/utility room provides flexibility for varied usage and the added bonus of a ground floor WC. Upstairs, the property boasts four well-proportioned bedrooms, with fitted wardrobes in one, a Juliet-style balcony and en-suite to the master bedroom, and a stylish 3-piece suite bathroom. The property also features a garage and off-road parking for multiple vehicles, catering to convenience and practicality.

Outside, the property continues to impress with a gravelled driveway to the front, providing off road parking for multiple cars, and an enclosed rear garden offering a delightful retreat. The spacious garden features wooden decking, a lush lawn, and a handy wooden shed for storage. Residents will appreciate the access to the garage from the garden, making storage solutions a breeze.

Viewing is highly recommended to appreciate this wonderful family home.

Council Tax band: D

Tenure: Freehold

- Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Office/Utility Room, GF WC
- Modern Kitchen with integrated microwave, 6 ring SMEG hob, electric oven, dishwasher
- Landing, 4 Bedrooms, Fitted Wardrobes in one and En-Suite to the Master Bedroom, 3 Piece Suite Bathroom
- Garage and Off Road Parking for multiple cars





Entrance Porch

Hallway

Lounge

11' 2" x 14' 5" (3.41m x 4.40m)

Dining Room

10' 4" x 13' 11" (3.14m x 4.23m)

Kitchen

21' 2" x 12' 5" (6.45m x 3.78m)

Conservatory

7' 10" x 11' 6" (2.38m x 3.51m)

Office/Utility Room

7' 5" x 6' 3" (2.25m x 1.91m)

GF WC

7' 6" x 3' 2" (2.28m x 0.97m)

Landing

Bedroom 1

11' 3" x 21' 2" (3.42m x 6.46m)

En-suite

11' 1" x 9' 5" (3.38m x 2.86m)

Bedroom 2

9' 11" x 11' 9" (3.03m x 3.57m)

Bedroom 3

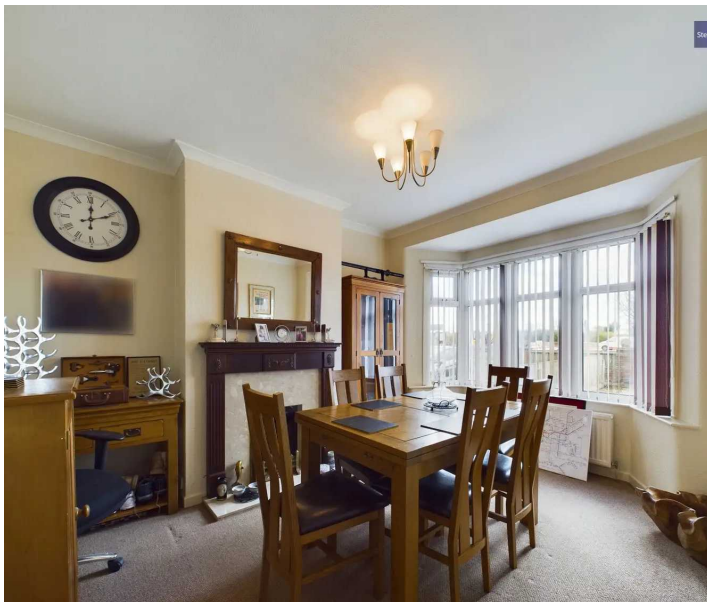
9' 5" x 12' 5" (2.87m x 3.78m)

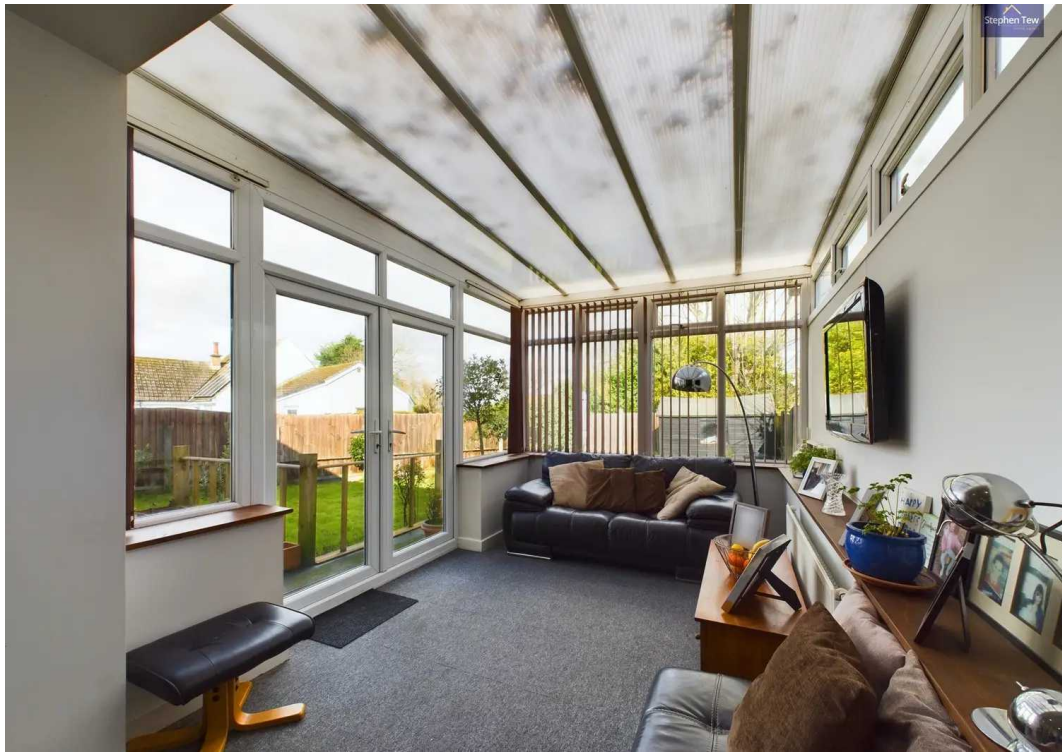
Bedroom 4

6' 3" x 7' 7" (1.91m x 2.30m)

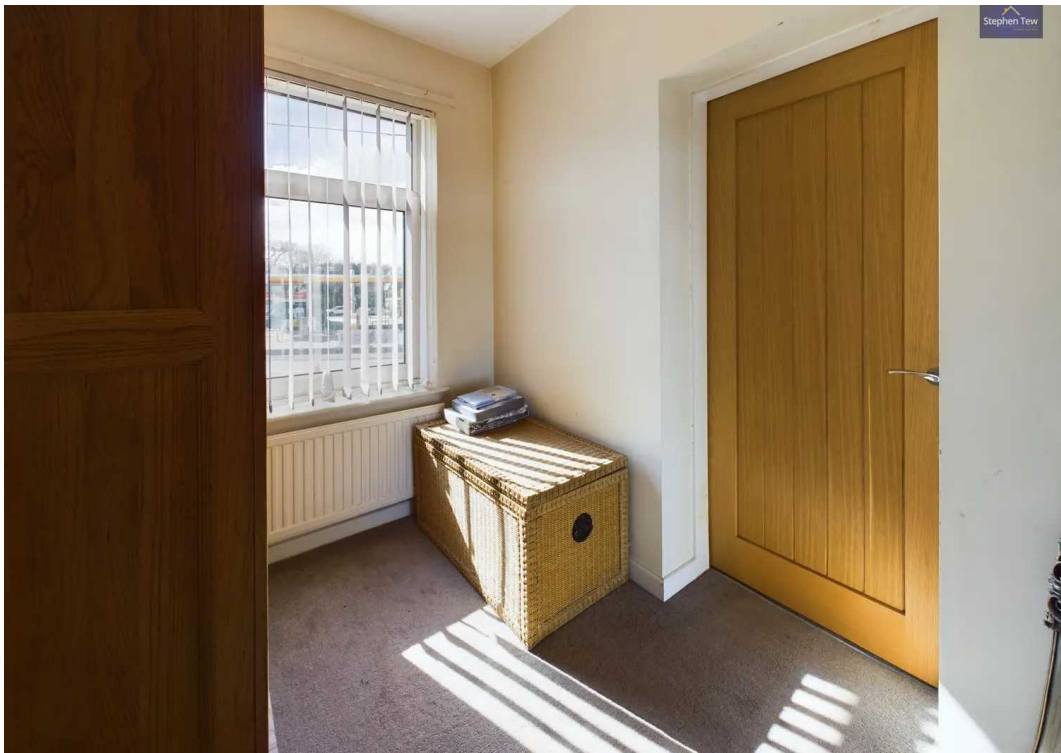
Bathroom

6' 10" x 8' 6" (2.09m x 2.58m)











FRONT GARDEN

Gravelled driveway to the front of the property.

REAR GARDEN

Enclosed garden to the rear with wooden decking, laid to lawn, wooden shed for storage and access to the garage.

GARAGE

Single Garage

OFF STREET

4 Parking Spaces

Off Road Parking to the front of the property for multiple cars.







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