



22 Station Road, Poulton-Le-Fylde

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Offers in Region of £290,000

22 Station Road

Poulton-Le-Fylde, Poulton-Le-Fylde

Nestled in the heart of Poulton, this charming Semi Detached Victorian House offers a perfect blend of period features and modern convenience. The property is ideally situated near local amenities and excellent transport links, providing a convenient lifestyle for residents. Upon entry, a welcoming Entrance Vestibule leads you to the spacious Hallway, which branches off to the elegantly appointed Lounge, a versatile Dining Room/2nd Reception Room, a well-equipped Kitchen, a convenient Utility area, and a tastefully designed Downstairs Bathroom. Ascending the stairs, a bright Landing guides you to the generously sized Master Bedroom, along with two additional Bedrooms, offering ample space for a growing family or those in need of a home office or hobby room.

This delightful home boasts a South East Facing Large Rear Garden, perfect for outdoor entertaining or relaxing in the sunshine. In addition, there is an ample Yard Space, providing potential for further outdoor customisation to suit your needs. The property has recently undergone a full renovation, ensuring a fresh and modern interior throughout. The Kitchen features integrated appliances for added functionality, while the roof overhaul in 2022 provides peace of mind for the future. Enjoy cosy evenings by the Wood Burner or open Fire, adding warmth and character to the living spaces. The property's Boiler is only 1 Year Old, offering efficiency and reliability for your comfort. Don't miss the opportunity to make this lovingly maintained Victorian gem your new home!

Council Tax band: B

Tenure: Freehold

- Semi Detached Victorian House in the Heart of Poulton close to local amenities and transport links
- Entrance Vestibule leading to the Hallway, Lounge, Dining Room/2nd Reception Room, Kitchen, Utility and the Downstairs Bathroom
- Landing leading to the Master Bedroom along with the other 2 Bedrooms
- South East Facing Large Rear Garden with additional Yard Space
- The Property has been recently renovated throughout
- Integrated Appliance in the Kitchen
- Work completed on the roof in 2022
- Wood Burner/open Fire





Entrance Vestibule

4' 7" x 3' 11" (1.39m x 1.19m)

Hallway

10' 3" x 4' 0" (3.12m x 1.21m)

Lounge

11' 10" x 12' 4" (3.61m x 3.77m)

Dining Room

12' 9" x 13' 3" (3.88m x 4.04m)

Kitchen

11' 5" x 10' 9" (3.49m x 3.27m)

Utility

4' 2" x 8' 1" (1.26m x 2.46m)

Bathroom

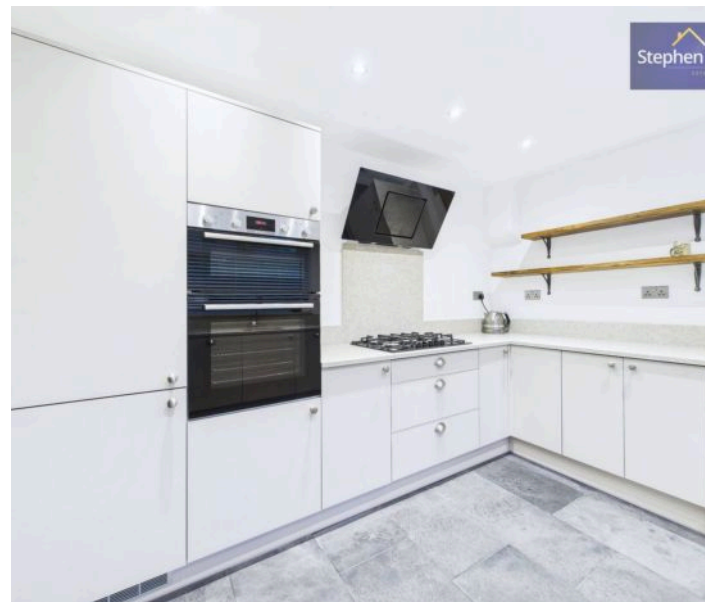
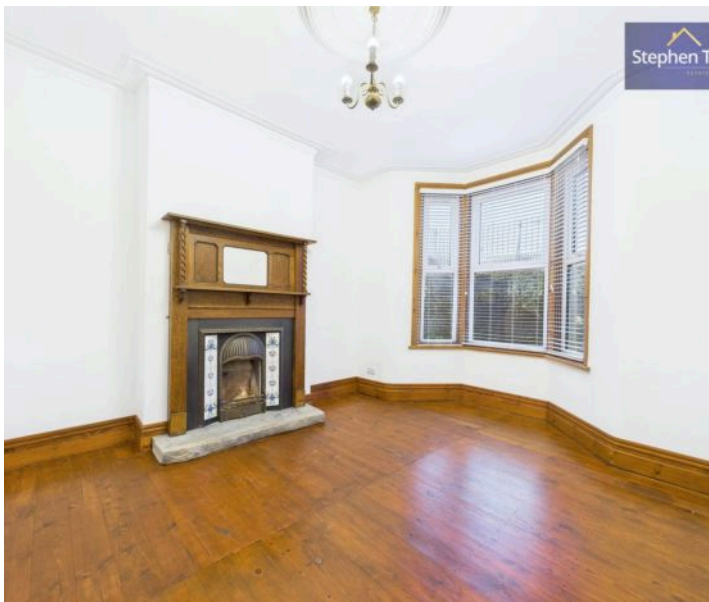
5' 11" x 8' 2" (1.81m x 2.49m)

Landing

2' 7" x 2' 5" (0.79m x 0.74m)

Landing

9' 1" x 5' 9" (2.76m x 1.76m)



Bedroom 1

11' 10" x 16' 8" (3.61m x 5.07m)

Bedroom 2

12' 8" x 10' 7" (3.86m x 3.22m)

Bedroom 3

11' 7" x 8' 8" (3.53m x 2.65m)



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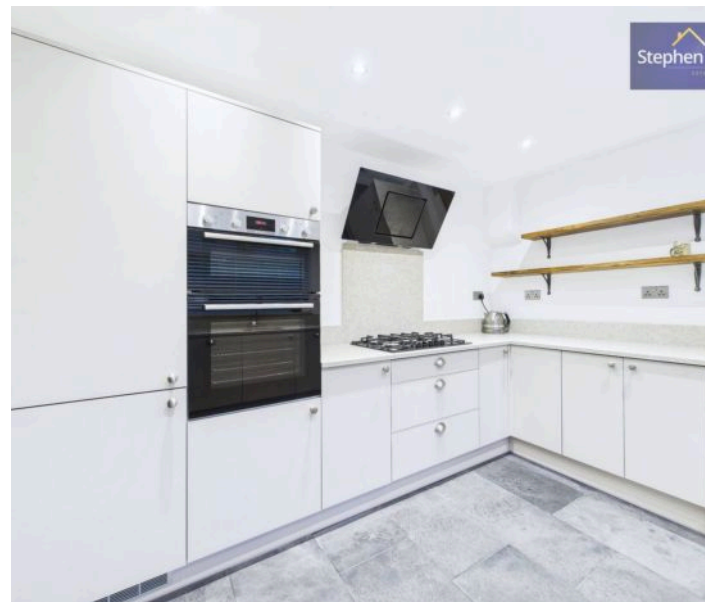
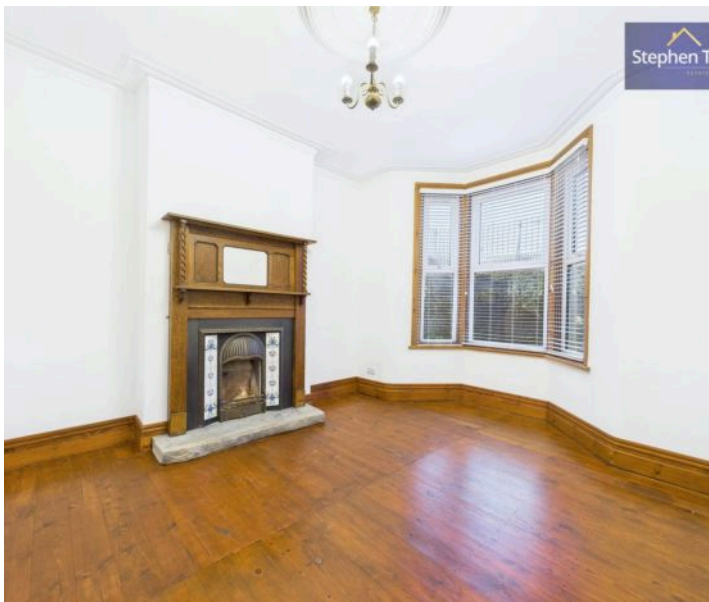
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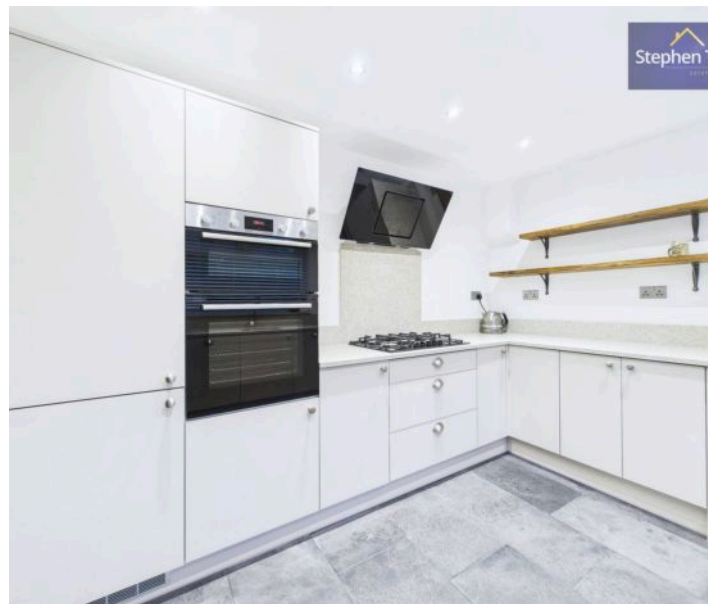
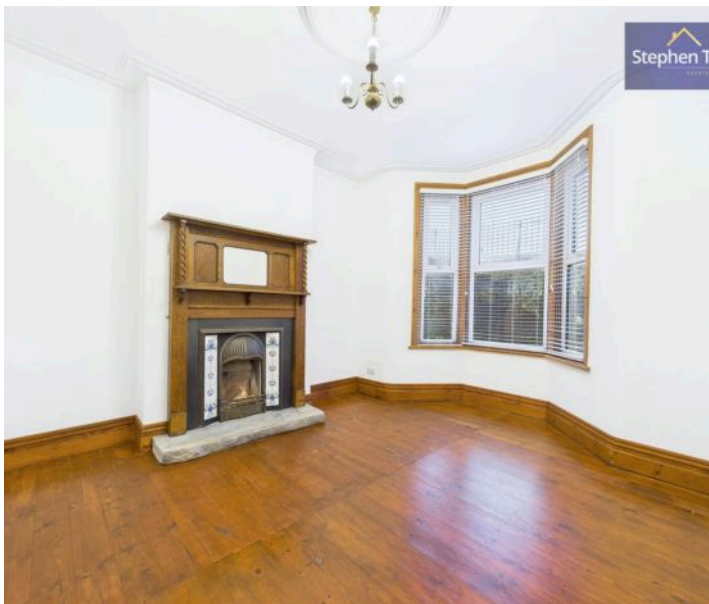
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GARDEN

ON STREET





Floor 1



Floor 2



Approximate total area⁽¹⁾
1084 ft²
100.8 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.

DISAFL360



Floor 1



Approximate total area⁽¹⁾
600 ft²
55.8 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.

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Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

