



**Rutland Avenue**

**Poulton-Le-Fylde**

Offers Over **£200,000**

# Rutland Avenue

## Poulton-Le-Fylde

Located in a sought-after residential area near Poulton Town Centre, this 897.82sqft Semi Detached House offers a perfect blend of comfort and convenience. The property greets you with an inviting Entrance Hall leading to a Lounge, separate Dining Room, and a modern Fitted Kitchen, providing ample space for both relaxation and entertainment. Upstairs, you will find 3 well-proportioned Bedrooms and a modern Bathroom. Additional features include Gas Central Heating and uPVC Double Glazing throughout, ensuring a warm and energy-efficient living environment. Outside, the property boasts a generous driveway leading to a Garage with an electric up and over door, offering secure parking and storage options. The enclosed rear garden provides a private outdoor space, perfect for al fresco dining or enjoying some fresh air in the comfort of your own home.

Council Tax band: C

Tenure: Freehold

- 897.82sqft Semi Detached House situated in a popular residential location close to Poulton Town Centre
- Entrance Hall, Lounge, Dining Room, Fitted Kitchen
- 3 Bedrooms, Modern Bathroom
- Gas Central Heating, uPVC Double Glazing
- Driveway leading to Garage with electric up and over door, enclosed rear garden







### Entrance Hall

12' 8" x 5' 8" (3.87m x 1.73m)

### Lounge

15' 11" x 11' 0" (4.85m x 3.36m)

### Dining Room

9' 11" x 10' 1" (3.03m x 3.08m)

### Kitchen

8' 8" x 10' 5" (2.63m x 3.17m)

8'0 x 6'7" (2.38 x 2.00) plus 9'0" x 10'4" (2.63 x 3.17)

### First Floor Landing

### Bedroom 1

12' 9" x 10' 7" (3.88m x 3.22m)

### Bedroom 2

13' 2" x 10' 6" (4.02m x 3.21m)

### Bedroom 3

7' 3" x 6' 3" (2.22m x 1.91m)

### Bathroom

7' 3" x 6' 3" (2.22m x 1.91m)









**FRONT GARDEN**

**REAR GARDEN**

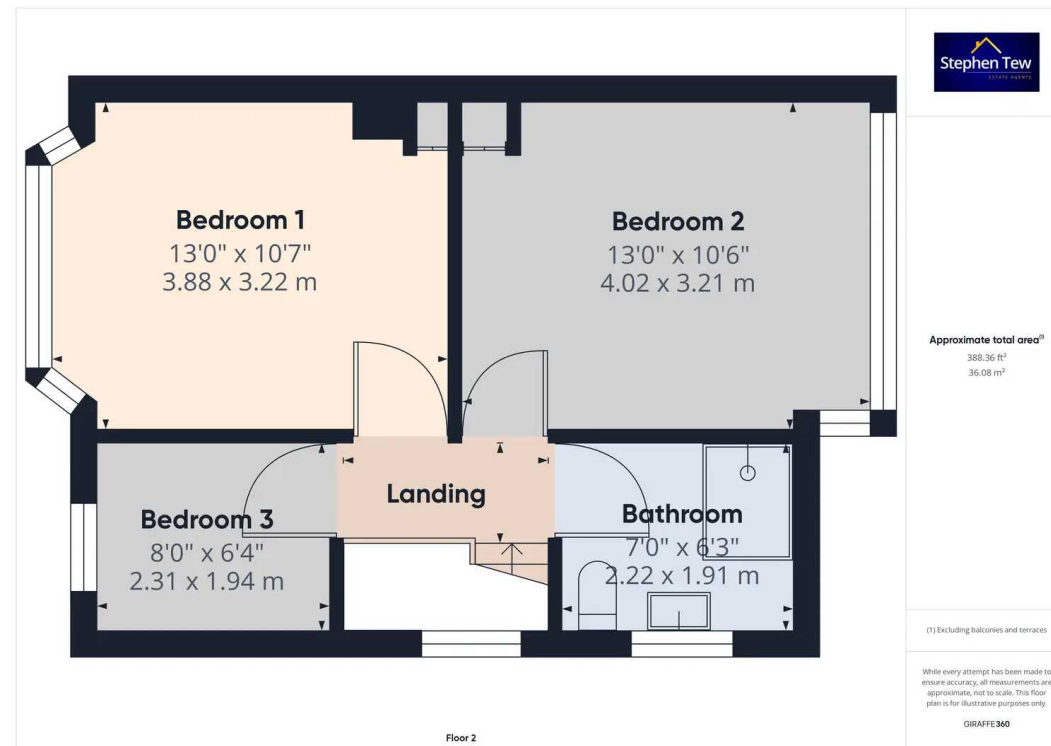
**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage









## Stephen Tew Estate Agents

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