



**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
03 401111 | [stephentew.co.uk](http://stephentew.co.uk)

**102 Garstang Road West, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£250,000**

# 102 Garstang Road West

Poulton-Le-Fylde

Situated in the sought-after residential area of Poulton-le-Fylde, this charming 3-bedroom semi-detached home offers a rare opportunity to acquire a true bungalow in a desirable location. The property is well presented throughout, with viewing highly recommended to fully appreciate its charm and appeal. Upon entering, you are greeted by an entrance vestibule leading to a cosy lounge adorned with a log burner and stylish built-in storage units. The hallway guides you to the three bedrooms, with two boasting fitted wardrobes for ample storage space. The modern bathroom, fitted in 2019, features a walk-in shower, while the kitchen is equipped with integrated appliances including an oven, hob, and even a wine cooler. Adding to the allure of this property is the conservatory, offering a delightful space to relax and entertain, with patio doors opening onto the expansive rear garden.

Outside, the property boasts a low-maintenance gravelled garden to the front, providing convenient off-road parking on the driveway. To the rear, a large private garden awaits, featuring a lush lawn and a practical patio area ideal for outdoor dining and entertaining. The generous outdoor space offers ample room for relaxation and recreation, providing a perfect retreat for all family members to enjoy. Completing this delightful property is a garage and additional off-road parking for multiple cars, ensuring both convenience and security for residents. Don't miss the opportunity to make this beautiful property your own and enjoy the peaceful lifestyle it offers in this desirable location.

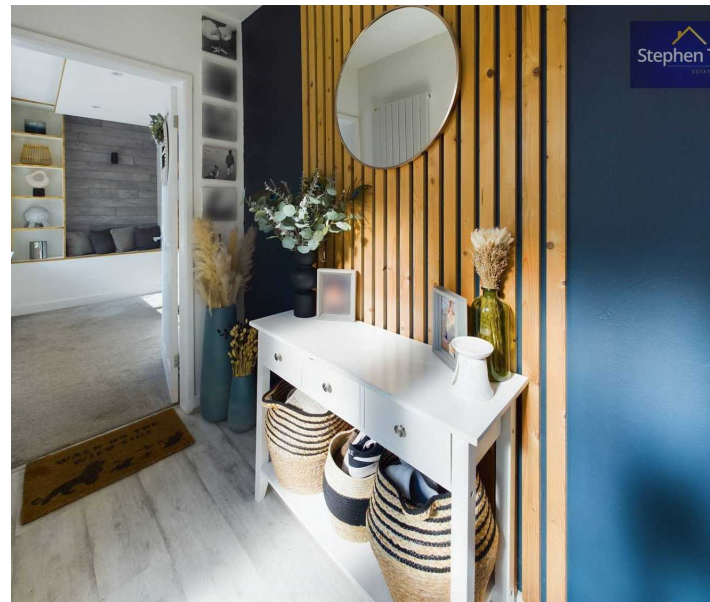
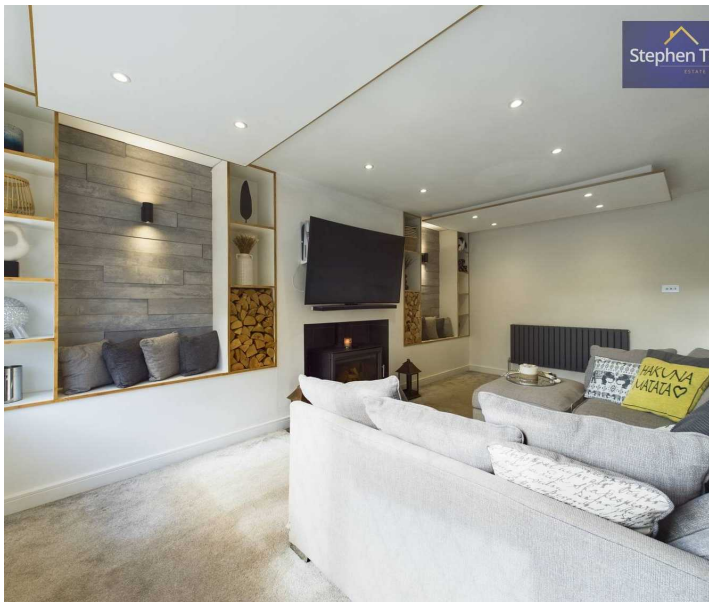
Council Tax band: C

Tenure: Freehold





- 3 Bedroom True Bungalow In The Popular Residential Area of Poulton-le-Fylde
- Well Presented Throughout, Viewing Is Essential
- Entrance Vestibule, Lounge With Log Burner And Built In Storage Units, Hallway, 3 Bedrooms, With 2 Boasting Fitted Wardrobes
- Modern Bathroom Fitted In 2019 With Walk In Shower, Kitchen With Integrated Oven, Hob And Wine Cooler, Conservatory With Patio Doors Leading Onto The Garden
- Large, Private Garden To The Rear, Garage, Off Road Parking For Multiple Cars





**Entrance Vestibule**  
3' 11" x 8' 6" (1.19m x 2.60m)

**Lounge**  
18' 8" x 10' 1" (5.70m x 3.07m)

**Hallway**  
13' 6" x 4' 0" (4.12m x 1.22m)

**Bedroom 1**  
12' 4" x 10' 10" (3.76m x 3.31m)

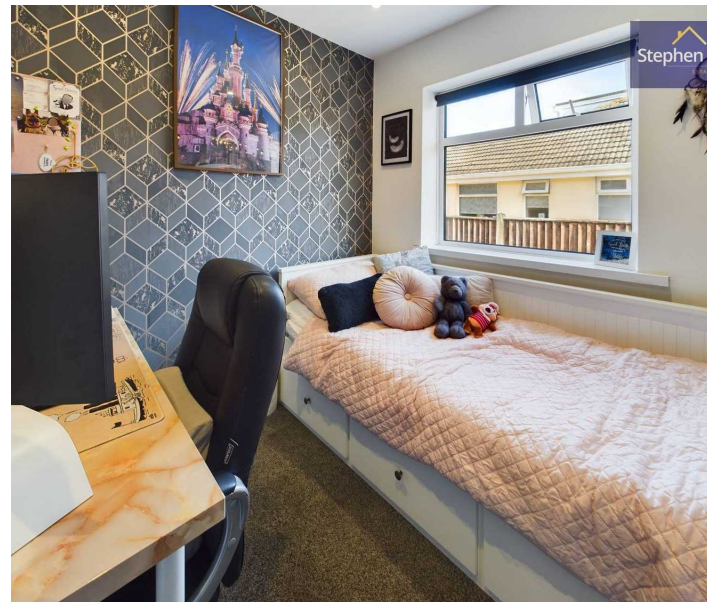
**Bedroom 2**  
10' 4" x 11' 6" (3.14m x 3.50m)

**Bedroom 3**  
7' 4" x 7' 7" (2.23m x 2.31m)

**Bathroom**  
8' 11" x 5' 6" (2.72m x 1.67m)

**Kitchen**  
9' 5" x 12' 5" (2.87m x 3.79m)

**Conservatory**  
9' 4" x 9' 1" (2.84m x 2.78m)





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**FRONT GARDEN**

Gravelled garden to the front with driveway

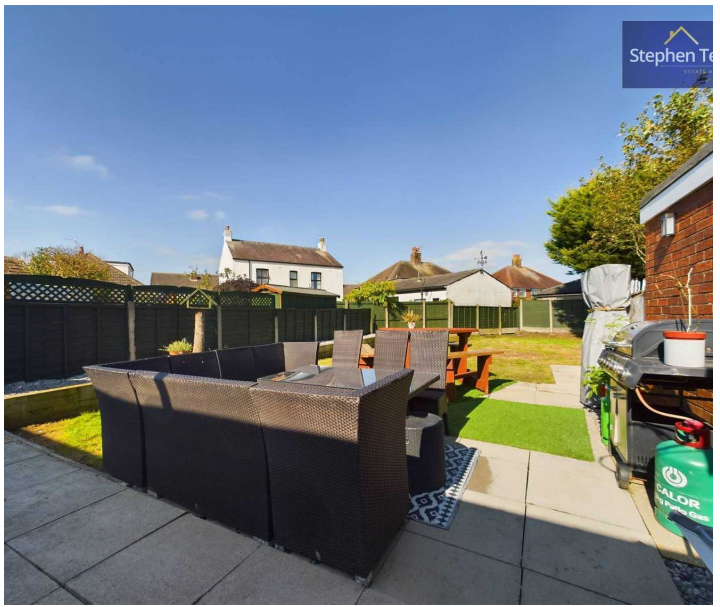
**REAR GARDEN**

Large, private garden to the rear with laid to lawn and patio area.

**GARAGE**

**DRIVEWAY**

**ON STREET**









## Stephen Tew Estate Agents

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