



1 Skippool Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£300,000**

1 Skippool Avenue

Poulton-Le-Fylde

We are pleased to bring to the market this two-bedroom detached true bungalow, offered with no onward chain, nestled in a serene cul-de-sac providing a peaceful retreat in a sought-after location close to Poulton Centre. Boasting an entrance vestibule welcoming you to the spacious hall/dining area, a cosy lounge, and two double bedrooms, both equipped with fitted wardrobes. The kitchen/diner features an integrated oven and hob.

Step outside to embrace the impressive outdoor space this property has to offer. The front of the property presents a low-maintenance gravelled garden with a driveway accommodating two cars. As you navigate to the rear, discover a meticulously maintained, generously sized garden featuring a lush lawn, a paved patio area perfect for al fresco dining, a wooden shed for storage, a greenhouse for plant enthusiasts, and a side gate providing easy access. This outdoor oasis is the ideal setting for relaxation and entertaining, offering a balance of tranquillity and practicality. Additional highlights include an integral garage.

Arrange a viewing today to experience first hand the allure of this charming bungalow and envision the lifestyle it has to offer.

Council Tax band: E

Tenure: Freehold





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- Two Bedroom Detached True Bungalow
- No Onward Chain
- Positioned In A Quiet Cul-de-Sac
- Sought After Location Within Close Proximity To Poulton Centre, Local Amenities, Eating Establishments And Shops
- Entrance Vestibule, Hall/Dining Area, Lounge, 2 x Double Bedrooms Both With Fitted Wardrobes, Kitchen/Diner With Integrated Oven And Hob
- Integral Garage, Driveway Providing Parking For Multiple Cars
- Boiler for GSH, Water Tank, Water on a Meter, Boiler last serviced 17/10/23
- Partially Boarded Loft With Pull Down Ladders And Electricity



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Entrance Vestibule
3' 8" x 4' 3" (1.12m x 1.30m)

Hall/Dining Area
14' 2" x 7' 6" (4.32m x 2.28m)

Lounge
17' 1" x 13' 9" (5.21m x 4.18m)

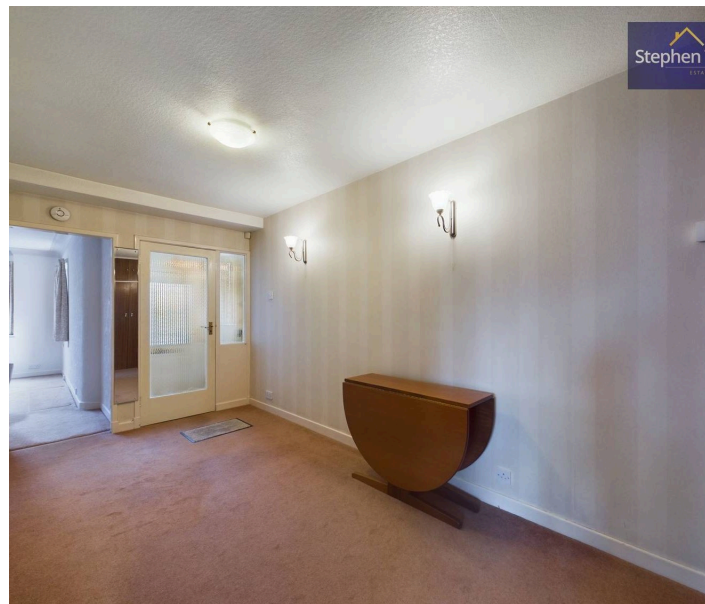
Bedroom 1
14' 6" x 12' 6" (4.43m x 3.82m)

Bedroom 2
10' 1" x 11' 1" (3.08m x 3.37m)

Bathroom
7' 10" x 9' 3" (2.38m x 2.82m)

Kitchen/Diner
12' 0" x 13' 9" (3.67m x 4.19m)

Rear Vestibule
3' 1" x 3' 3" (0.95m x 0.98m)





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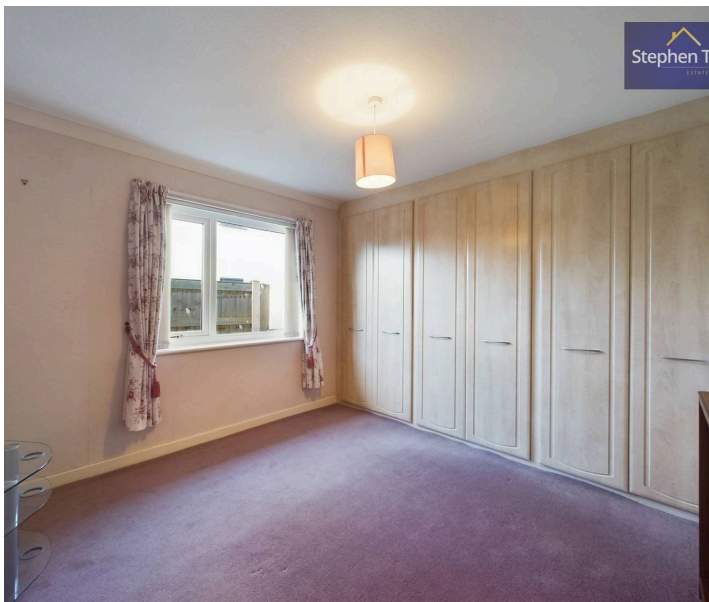
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FRONT GARDEN

Gravelled garden to the front with driveway for 2 cars

REAR GARDEN

Beautifully maintained, spacious garden to the rear with laid to lawn, paved patio area, wooden shed for storage, greenhouse and side gate access.

GARAGE

OFF STREET







Stephen Tew Estate Agents

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