



**5 Newton Avenue, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£220,000**



# 5 Newton Avenue

Poulton-Le-Fylde

Nestled in a quiet residential cul-de-sac, this charming 3-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Boasting a sought-after location with no onward chain, this property is sure to appeal to families and professionals alike. Upon entering, you are greeted by a welcoming hallway leading to a spacious lounge that seamlessly flows into the dining room, creating an ideal space for entertaining. The well-equipped kitchen features integrated appliances, including an oven, hob, and microwave, making meal preparation a breeze. Upstairs, you will find three bedrooms, with the master bedroom benefitting from fitted wardrobes, providing ample storage space. The family bathroom comprises a four-piece suite, complete with a corner bath, perfect for unwinding after a long day.

Further enhancing this property's appeal are uPVC double glazing, gas central heating, a driveway accommodating up to three cars, and a garage with power and light, offering additional storage options. To the rear, a delightful south-facing garden awaits, providing the perfect setting for outdoor relaxation and al fresco dining. The garden features a well-maintained lawn, a greenhouse for gardening enthusiasts, and convenient access to the garage, catering to various lifestyle needs.

Situated within close proximity to local schools and the bustling Poulton-Le-Fylde Centre, residents will benefit from a host of amenities, including shops, restaurants, and recreational facilities, ensuring a convenient and fulfilling lifestyle. Don't miss the opportunity to make this property your own and create lasting memories in this inviting home.

Council Tax band: C

Tenure: Freehold







- No Onward Chain
- 3 Bedroom Semi-Detached Family Home
- uPVC Double Glazing, Gas Central Heating
- Driveway For Up To 3 Cars, Garage With Power And Light
- Hallway, Lounge Opening Up To The Dining Room, Kitchen With Integrated Oven, Hob And Microwave
- 3 Bedrooms, Fitted Wardrobes In Master Bedroom, 4 Piece Suite Bathroom With Corner Bath
- Great Location In Quiet Residential Cul-de-Sac Within Close Proximity To Local Schools And Poulton-Le-Fylde Centre With An Abundance Of Shops, Restaurants And Other Amenities
- Loft is boarded, no pull down ladders, water meter, boiler is 5 years old, 5 years warranty remaining







**Hallway**

13' 8" x 5' 5" (4.16m x 1.66m)

**Lounge**

12' 4" x 11' 0" (3.75m x 3.35m)

**Dining Room**

12' 10" x 10' 2" (3.91m x 3.11m)

**Kitchen**

16' 0" x 6' 2" (4.89m x 1.87m)

**Landing**

10' 0" x 2' 4" (3.04m x 0.72m)

**Bedroom 1**

14' 3" x 11' 1" (4.34m x 3.38m)

**Bedroom 2**

11' 2" x 9' 8" (3.40m x 2.95m)

**Bedroom 3**

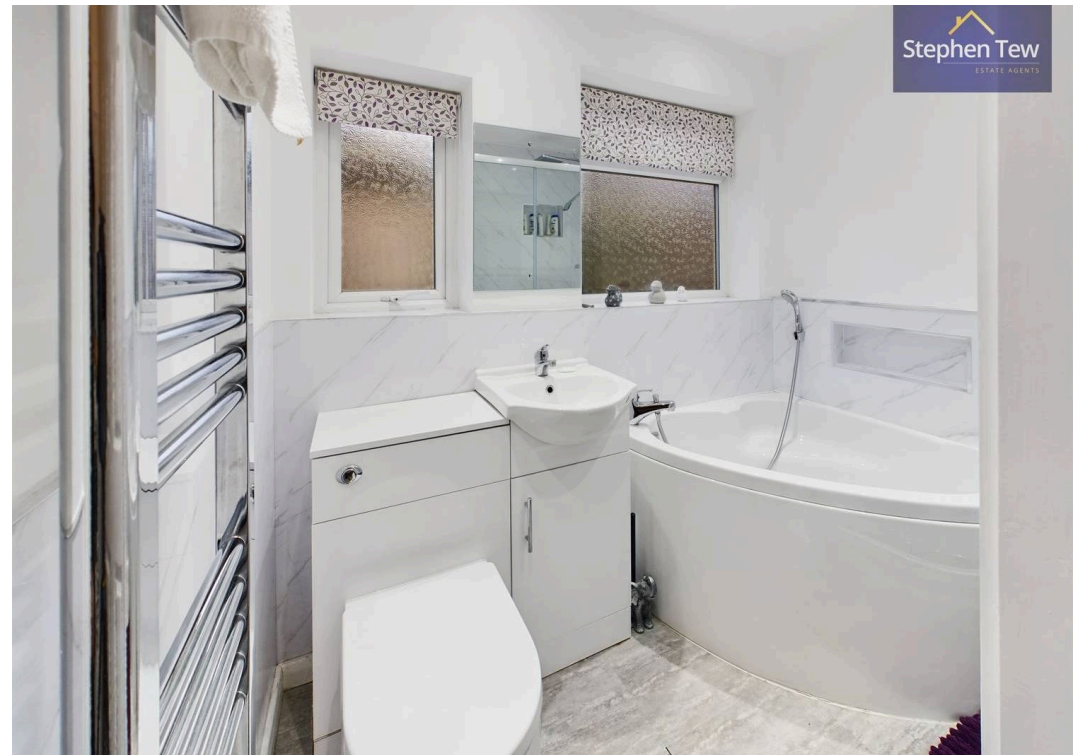
6' 2" x 5' 7" (1.88m x 1.69m)

**Bathroom**

7' 2" x 6' 10" (2.18m x 2.09m)











### FRONT GARDEN

Driveway and laid to lawn garden to the front

### REAR GARDEN

South facing garden to the rear with laid to lawn, greenhouse and access to the garage

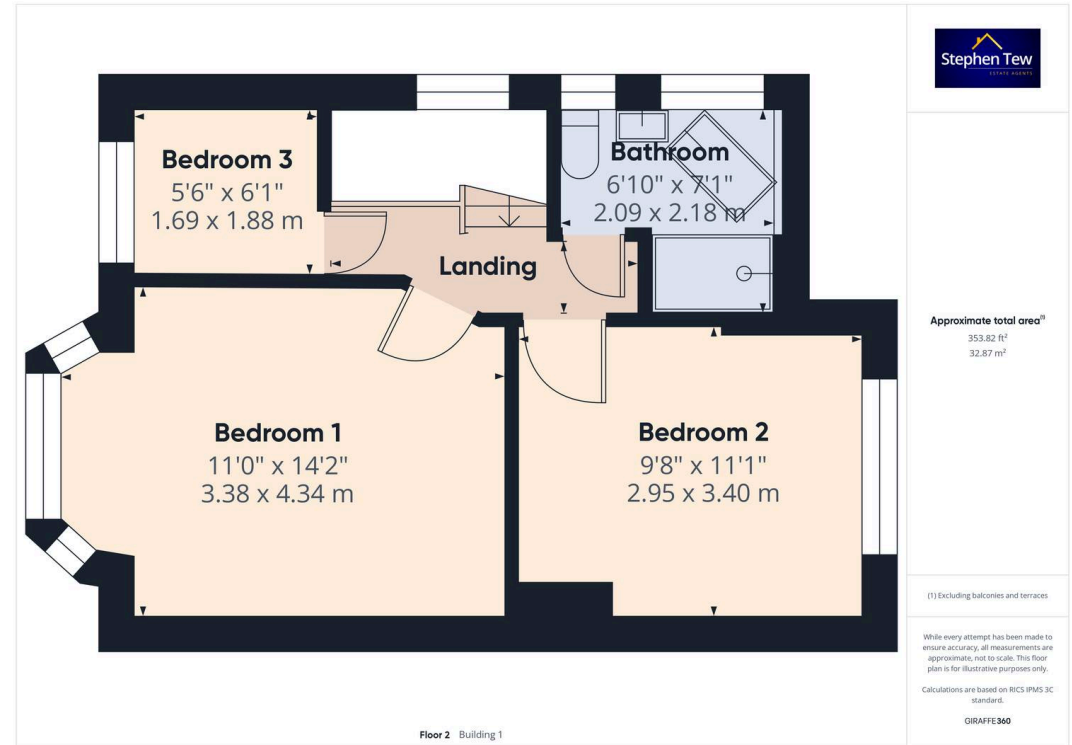
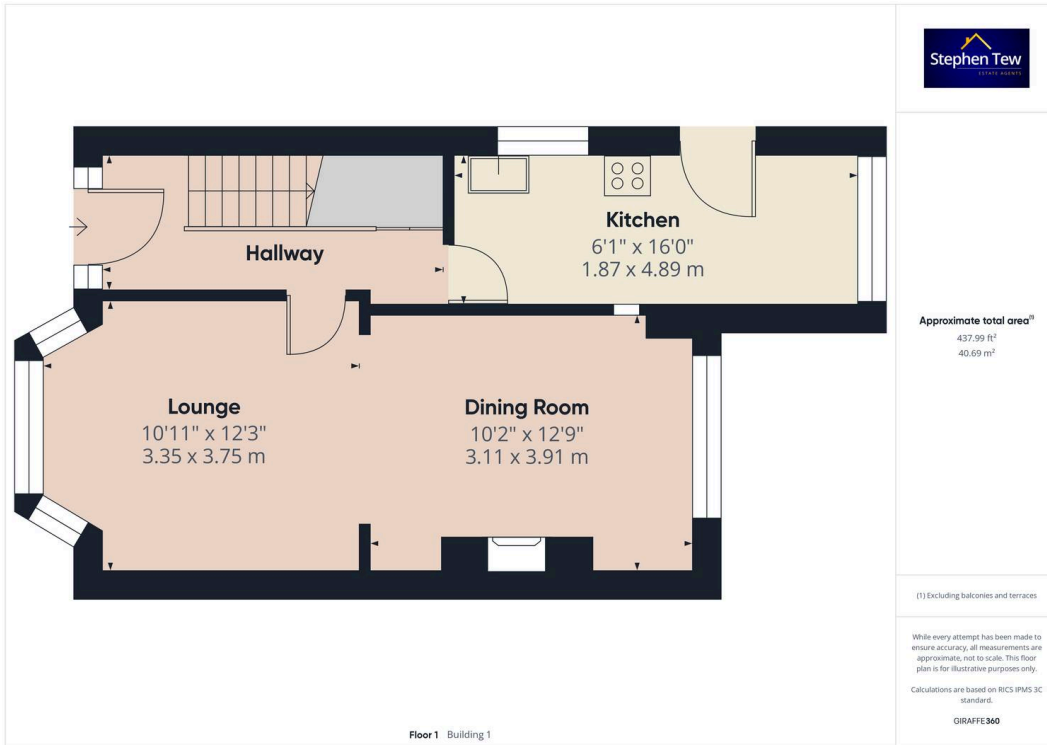
### GARAGE

Single Garage

### DRIVEWAY

3 Parking Spaces









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