



**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
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**4 Maplewood Avenue, Preesall**  
Poulton-Le-Fylde

Offers Over **£175,000**



# 4 Maplewood Avenue

Preesall, Poulton-Le-Fylde

Nestled within a quiet setting, this charming 2-bedroom semi-detached bungalow boasts a meticulously renovated interior exuding modern elegance. Stepping inside, the welcoming entrance hall leads to a well-appointed lounge with a multi-fuel burner, a versatile dining room/bedroom, a sleek kitchen featuring integrated appliances, a second bedroom, and a stylish bathroom with walk in bath. The primary bedroom showcases fitted wardrobes with mirrored sliding doors, offering ample storage space. The kitchen, renovated in 2025, is a chef's delight with its integrated oven and hob, while the bathroom, revamped in 2024, exudes contemporary luxury. The partially boarded loft with pull-down ladders offers additional storage convenience.

Outside, the property extends its allure with a private garden oasis to the rear, boasting a delightful combination of decking, a pergola with Perspex roof, and a gravelled area enveloped by lush shrub borders. Perfect for al fresco dining or unwinding, this outdoor haven is a peaceful retreat. The side gate access adds convenience and privacy to the enchanting outdoor space, providing a seamless flow between indoor and outdoor living.

Additional highlights include a garage and a driveway for off-road parking.

Noteworthy updates include new dry ridge tiles to the roof in 2024, ensuring both functionality and aesthetic appeal. Furthermore, the combi boiler installed 4 years ago, has one year warranty remaining, offering peace of mind for the new homeowner.

Exuding a harmonious blend of comfort and style, this bungalow presents an exceptional opportunity to own a beautifully presented home in a sought-after location, where every detail has been thoughtfully curated for contemporary living.

Council Tax band: B

Tenure: Freehold





- Semi-Detached Bungalow Situated In Quiet Residential Location
- Renovated And Beautifully Presented Throughout
- Entrance Hall, Lounge, Dining Room/Bedroom, Kitchen, Second Bedroom, Bathroom
- Garage, Driveway, Enclosed South-West Garden
- Loft Partially Boarded With Pull Down Ladders
- Combi Boiler c. 4 Years Old, Still Under Warranty
- New dry ridge tiles to the roof in 2024
- Kitchen renovated in 2025
- Bathroom renovated in 2024

#### **Entrance**

#### **Lounge**

17' 11" x 11' 5" (5.45m x 3.49m)

#### **Kitchen**

10' 5" x 8' 3" (3.17m x 2.51m)

#### **Bedroom/Dining Room**

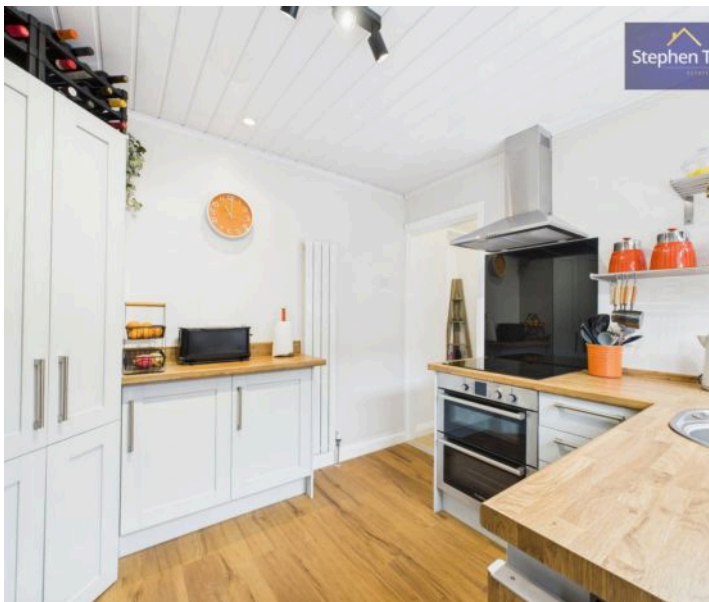
10' 4" x 9' 5" (3.15m x 2.88m)

#### **Bedroom**

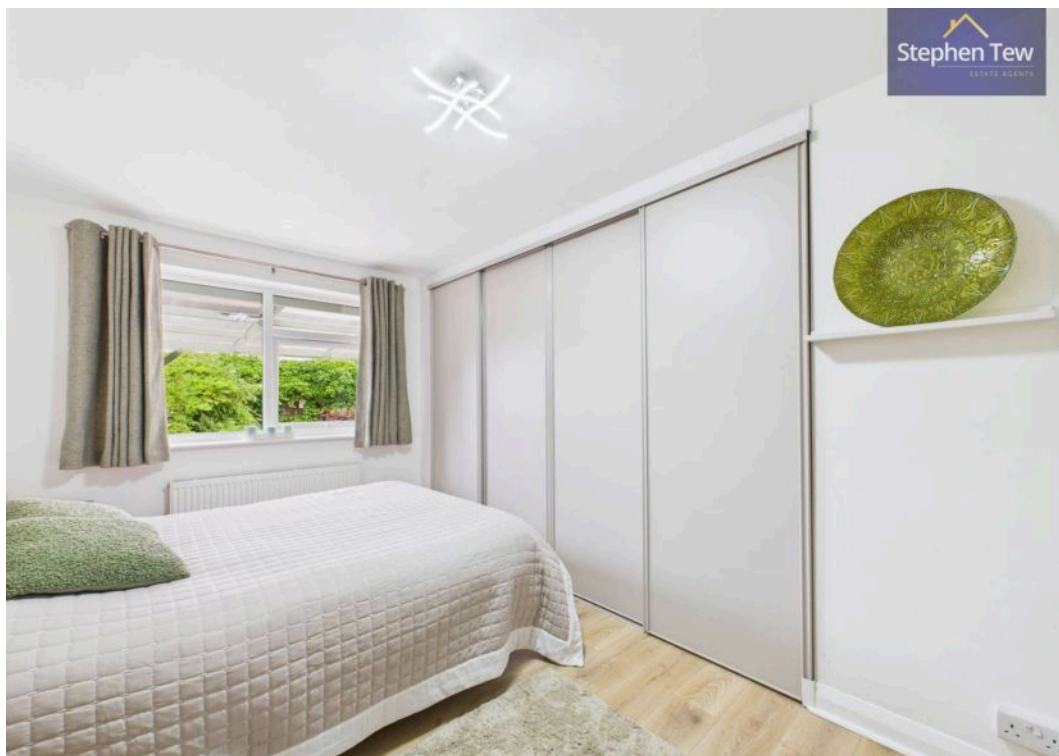
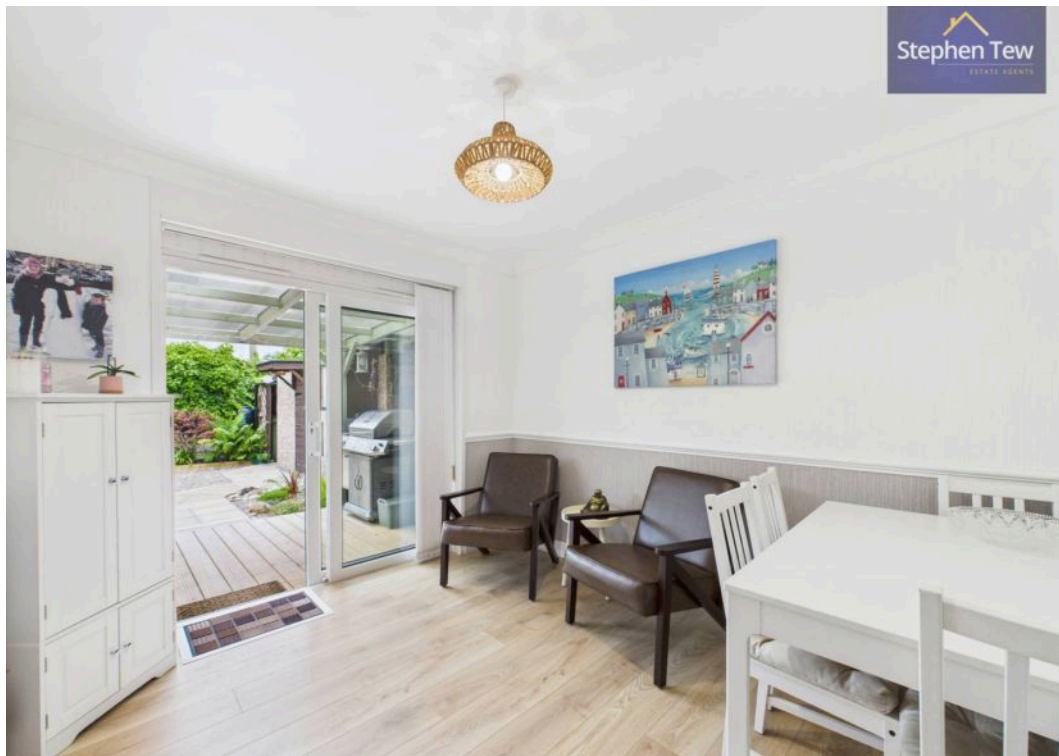
15' 4" x 8' 6" (4.68m x 2.59m)

#### **Bathroom**

5' 5" x 6' 2" (1.65m x 1.88m)











#### **FRONT GARDEN**

#### **REAR GARDEN**

Private garden to the rear with decking, pergola with UV filtering perspex roof, gravelled area with shrub borders with side gate access.

#### **GARAGE**

Single Garage

#### **DRIVEWAY**

1 Parking Space





Approximate total area<sup>(1)</sup>  
626 ft<sup>2</sup>  
58.3 m<sup>2</sup>

(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





## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk/](http://www.stephentew.co.uk/)

