



**27 Compton Close, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£150,000**



## 27 Compton Close

Poulton-Le-Fylde, Poulton-Le-Fylde

Nestled in a quiet cul-de-sac in the popular residential area of Carleton, this charming 2-bedroom semi-detached house offers a wonderful opportunity for a variety of buyers. Conveniently located just a 5-minute drive from the bustling market town of Poulton-le-Fylde, residents will revel in the abundance of shops, eateries, schools, and excellent transport links that this desirable location has to offer. Situated just a stone's throw away from the tranquil greenery of Carleton Green Park, this property boasts a prime spot for those seeking a peaceful yet well-connected lifestyle.

The accommodation comprises an entrance porch leading into a well-proportioned lounge and a kitchen/diner. Upstairs, two generous double bedrooms are serviced by a three-piece suite bathroom.

Outside, to the front of the property lies a neatly laid lawn complemented by a driveway offering parking for multiple cars. The west-facing enclosed garden to the rear, provides the perfect space for relaxation and outdoor entertaining. Additional features include a driveway with ample parking space, a garage, and the bonus of no onward chain, making this an enticing prospect for those looking to move hassle-free. Further benefits include a Baxi boiler installed in 2019, with the gas safety certificate valid until 2026 and an Electrical Installation Condition Report (EICR) valid until 2027.

Council Tax band: B

Tenure: Freehold







- Semi-Detached House Nestled In A Quiet Cul-de-Sac In A Popular Residential Area Of Carleton
- Entrance Porch, Lounge, Kitchen/Diner
- 2 Double Bedrooms, 3 Piece Suite Bathroom
- Driveway For Multiple Cars, Garage
- West Facing Enclosed Garden
- 5 Minutes Drive From The Popular Market Town Of Poulton-le-Fylde
- No Onward Chain
- Baxi Boiler 2019, Gas Safety Valid Until 20/02/2026, EICR Valid Until 07/02/2027

#### **Entrance Porch**

4' 5" x 4' 3" (1.34m x 1.30m)

#### **Lounge**

17' 5" x 13' 1" (5.32m x 4.00m)

#### **Kitchen/Diner**

9' 1" x 13' 0" (2.77m x 3.97m)

#### **Landing**

5' 10" x 3' 8" (1.79m x 1.12m)

#### **Bedroom 1**

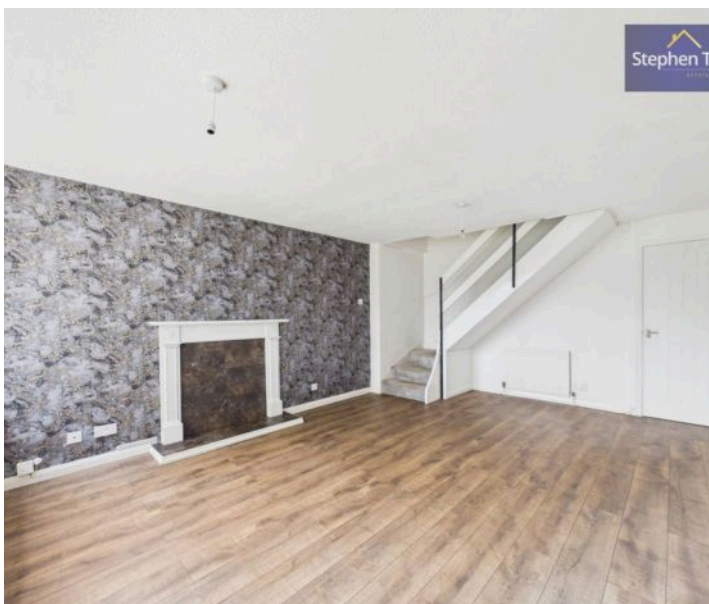
9' 9" x 13' 1" (2.97m x 4.00m)

#### **Bedroom 2**

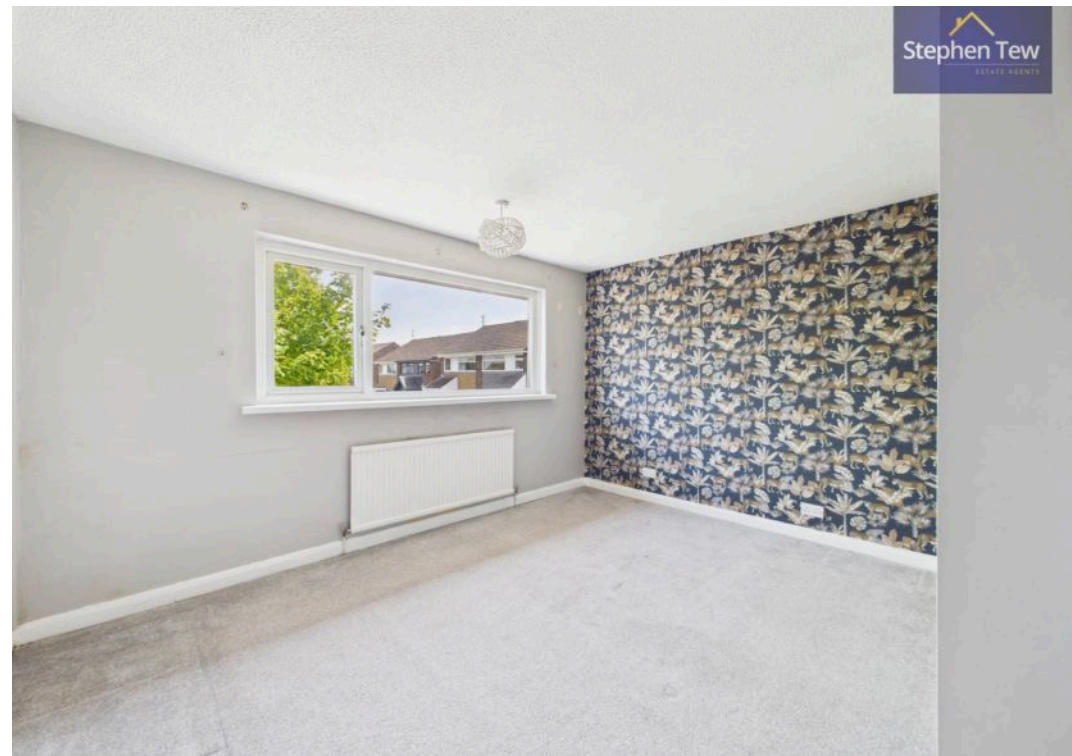
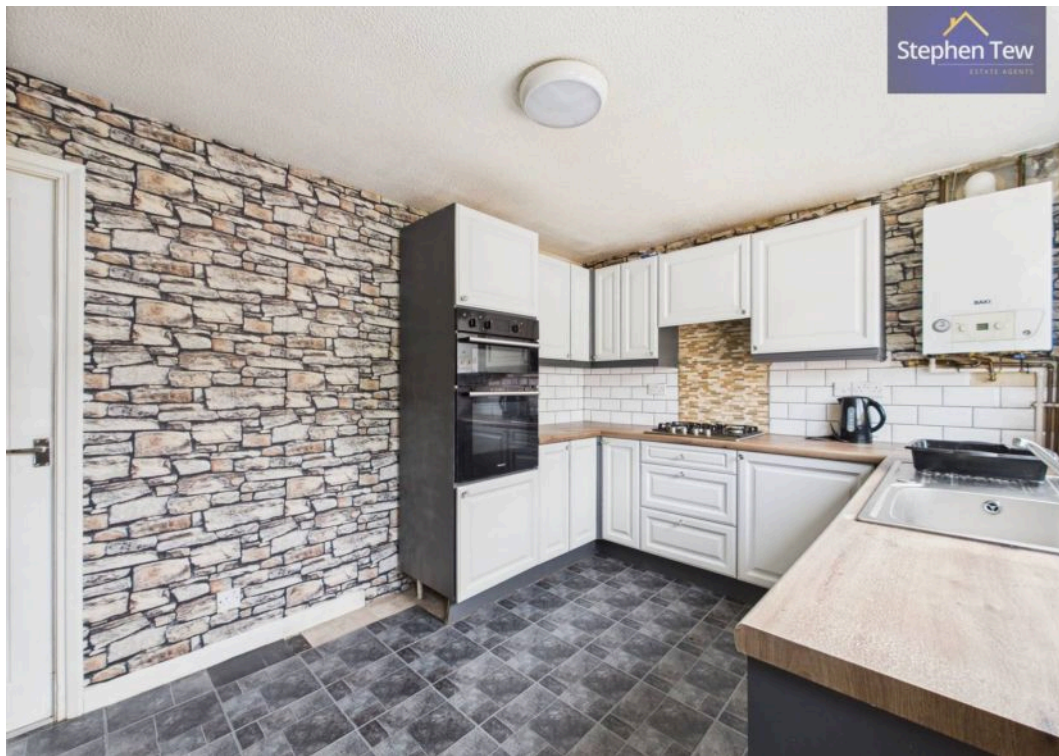
9' 0" x 13' 0" (2.74m x 3.95m)

#### **Bathroom**

4' 9" x 8' 0" (1.45m x 2.44m)











### **FRONT GARDEN**

Laid to lawn to the front with driveway

### **REAR GARDEN**

West facing, enclosed garden to the rear with paved patio area and side gate access.

### **GARAGE**

Single Garage

### **DRIVEWAY**

3 Parking Spaces





Floor 1



Approximate total area<sup>1)</sup>

370 ft<sup>2</sup>  
34.4 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 3 in

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFLY 360



Floor 2



Approximate total area<sup>1)</sup>

317 ft<sup>2</sup>  
29.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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DISAFLY 360





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