



77 Blackpool Old Road

Poulton-Le-Fylde

Offers Over **£240,000**

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Located within walking distance to Poulton-le-Fylde Centre, this charming 3 bedroom semi-detached house offers a perfect blend of modern comfort and convenient living. The ground floor comprises a hallway, spacious lounge, dining room with patio doors leading out to the garden, a well-equipped kitchen with integrated oven, hob, and dishwasher, and a handy utility room. Upstairs, three bedrooms await, alongside a sleek family bathroom. Residents will appreciate the fitted wardrobes in two bedrooms, and a built-in cupboard in the third bedroom, catering to storage needs with style and functionality.

The front of the house features off-road parking for two cars and a well-maintained, laid to lawn area, adding to the property's kerb appeal. An enclosed rear garden, offers a private sanctuary for outdoor enjoyment. With its convenient location, spacious interior, and inviting outdoor spaces, this semi-detached house presents a wonderful opportunity for those seeking a comfortable and stylish lifestyle in Poulton-le-Fylde. To offer added convenience, this home is presented with no onward chain, allowing for a streamlined move-in process.

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached House Within Walking Distance To Poulton-le-Fylde Centre
- Lounge, Dining Room, Kitchen, Utility Room
- Three Bedrooms, Family Bathroom
- Off Road Parking, Enclosed Rear Garden
- No Onward Chain
- Partially boarded loft with pull down ladders





Hallway

Lounge

11' 6" x 11' 11" (3.51m x 3.63m)

Dining Room

19' 0" x 11' 11" (5.80m x 3.62m)

Kitchen

15' 3" x 5' 9" (4.65m x 1.76m)

Utility Room

14' 4" x 4' 9" (4.37m x 1.46m)

Landing

Bedroom 1

9' 7" x 11' 6" (2.92m x 3.50m)

Bedroom 2

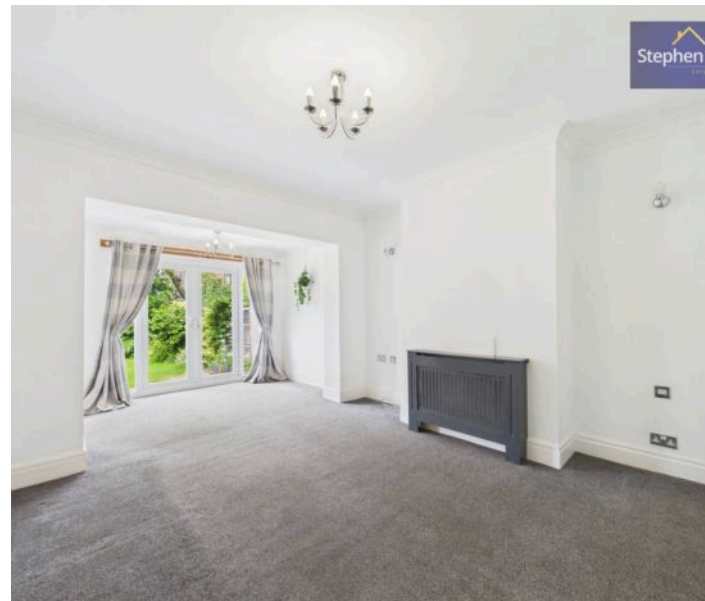
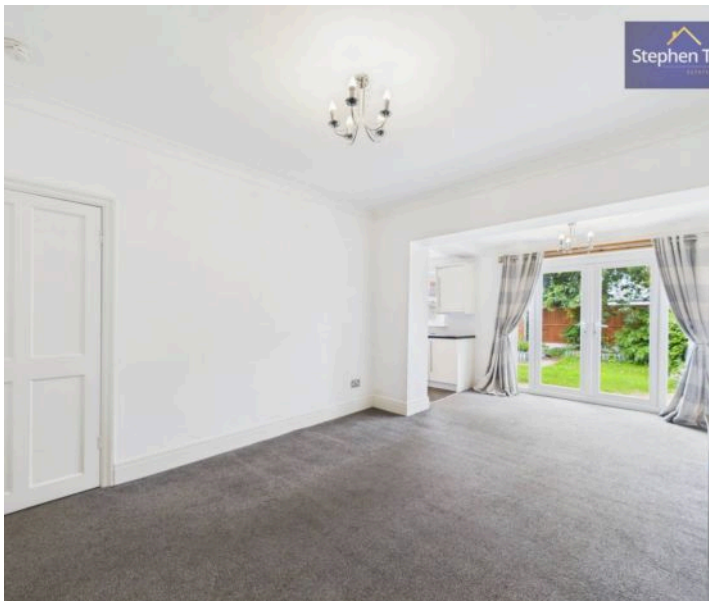
12' 4" x 10' 4" (3.75m x 3.15m)

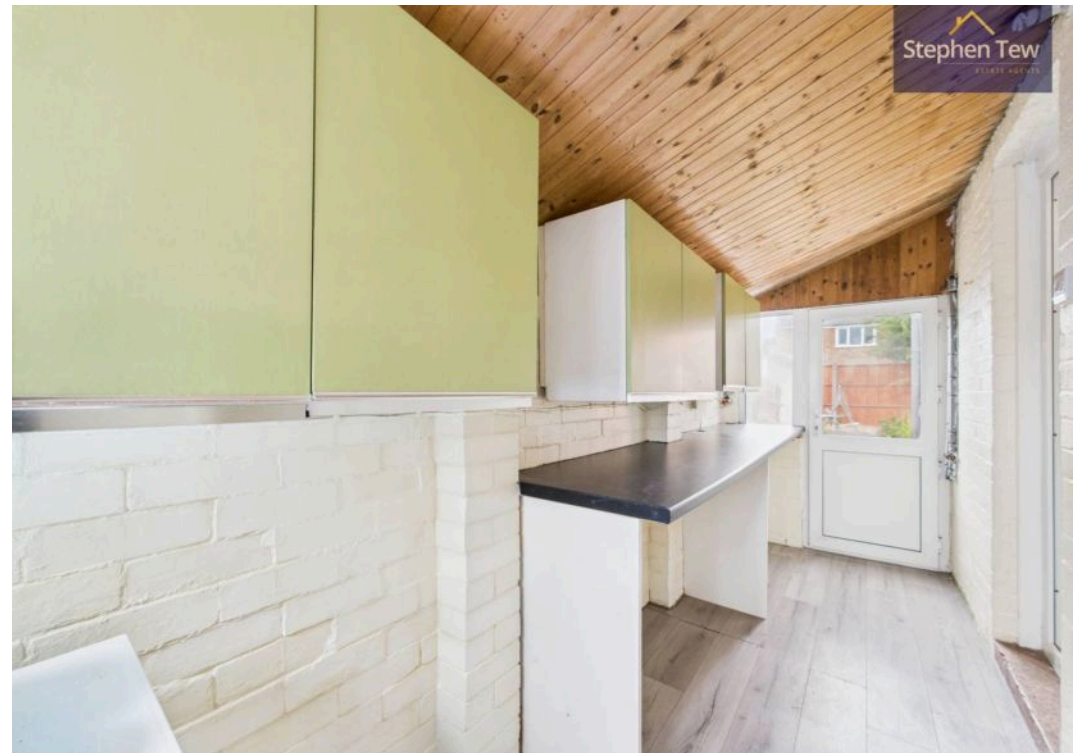
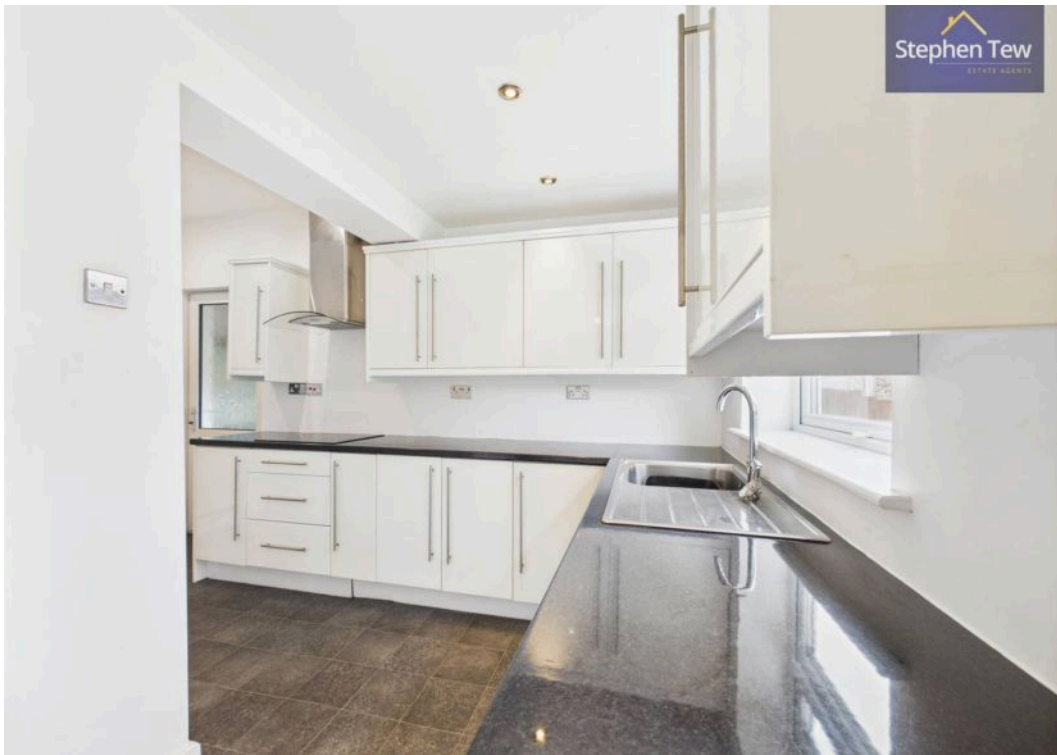
Bedroom 3

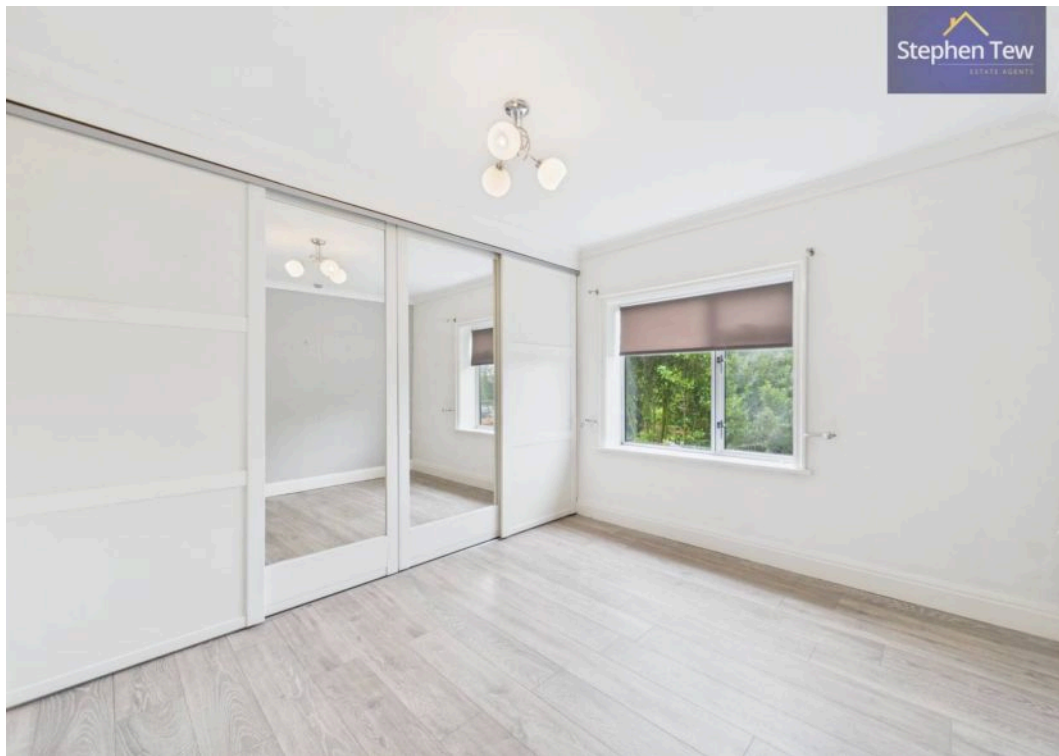
6' 10" x 5' 11" (2.09m x 1.80m)

Bathroom

5' 8" x 6' 0" (1.72m x 1.83m)









FRONT GARDEN

Off road parking and laid to lawn area to the front

REAR GARDEN

Enclosed garden to the rear with laid to lawn and paved patio area.

DRIVEWAY



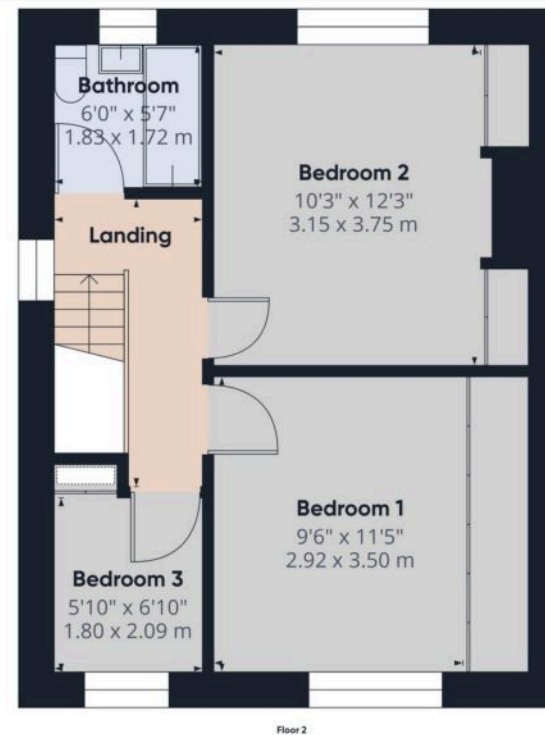


Approximate total area⁽¹⁾
663 ft²
61.5 m²

(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.

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Approximate total area⁽¹⁾
401 ft²
37.3 m²

(1) Excluding balconies and terraces

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Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

