




Stephen Tew
ESTATE AGENTS
FOR SALE
stephentew.co.uk

25 Poulton Avenue, Lytham St. Annes

Lytham St. Annes

Offers Over **£320,000**

25 Poulton Avenue

Lytham St. Annes, Lytham St. Annes

Extended Semi-Detached True Bungalow In Quiet Residential Location. This exceptional property boasts a well-designed layout, offering a considerable amount of living space ideal for modern family living. Upon entering the property, you are greeted by an inviting Entrance Vestibule which leads to a hallway providing access to all rooms. The property comprises a spacious Lounge perfect for relaxing evenings, a Dining Room ideal for entertaining guests, a Kitchen equipped with integrated appliances including a Dishwasher, Fridge, Freezer, and Electric Oven. The modern Three Piece Suite Family Bathroom features a Walk-In Shower and a traditional style bidet for added comfort. Additionally, two well-proportioned Bedrooms, a Snug providing a cosy retreat, and an Office complete the accommodation. Noteworthy features include the open plan dining Room with French doors leading to the rear garden whilst the snug also features sliding Patio Doors that open up to the spectacular outdoor space. UPVC Double Glazed Windows fitted in 2020 with FENSA Certificates, a Consumer Unit update in 2017, and K-Rendered extension in 2017 are some of the recent upgrades. The exterior of the property showcases a magnificent pergola, laid with stepping stones that guide you to a serene summerhouse nestled within the extensive, well-maintained gardens that also feature a shed. Mains electrics have been installed in the Summer House, Shed, and Garage, adding convenience to outdoor activities. The property further benefits from off-road parking for multiple vehicles, making it a practical and desirable residence.

Enjoy the outdoor space of this property, perfect for gatherings and relaxation. The stunning garden provides a peaceful oasis, with its manicured lawns, colourful flower beds, and an array of mature plants and shrubs creating a tranquil retreat. A spectacular pergola stands proudly with stepping stones leading the way to a charming summerhouse, presenting a secluded spot for reading or unwinding. Practicality meets beauty with the inclusion of a shed, perfect for storing garden essentials. The property also features mains electrics connected to the summerhouse, shed, and garage, allowing for versatile use of the outdoor space. Whether you desire a peaceful escape surrounded by nature or a space to entertain friends and family, the generous garden of this property provides an idyllic setting for all occasions.

Council Tax band: C





Entrance Vestibule

Hallway

6' 9" x 2' 9" (2.07m x 0.84m)

Lounge

11' 11" x 13' 11" (3.64m x 4.24m)

Dining Room

14' 5" x 10' 11" (4.39m x 3.33m)

Kitchen

10' 6" x 10' 10" (3.21m x 3.29m)

Snug

16' 2" x 10' 6" (4.92m x 3.19m)

Office

6' 9" x 7' 1" (2.07m x 2.16m)

Pantry/ Storage Room

5' 0" x 2' 9" (1.52m x 0.84m)

Bathroom

5' 4" x 11' 0" (1.62m x 3.35m)

Bedroom 1

10' 0" x 12' 0" (3.04m x 3.65m)

Bedroom 2

10' 1" x 9' 11" (3.07m x 3.01m)





Entrance Vestibule

Hallway

6' 9" x 2' 9" (2.07m x 0.84m)

Lounge

11' 11" x 13' 11" (3.64m x 4.24m)

Dining Room

14' 5" x 10' 11" (4.39m x 3.33m)

Kitchen

10' 6" x 10' 10" (3.21m x 3.29m)

Snug

16' 2" x 10' 6" (4.92m x 3.19m)

Office

6' 9" x 7' 1" (2.07m x 2.16m)

Pantry/ Storage Room

5' 0" x 2' 9" (1.52m x 0.84m)

Bathroom

5' 4" x 11' 0" (1.62m x 3.35m)

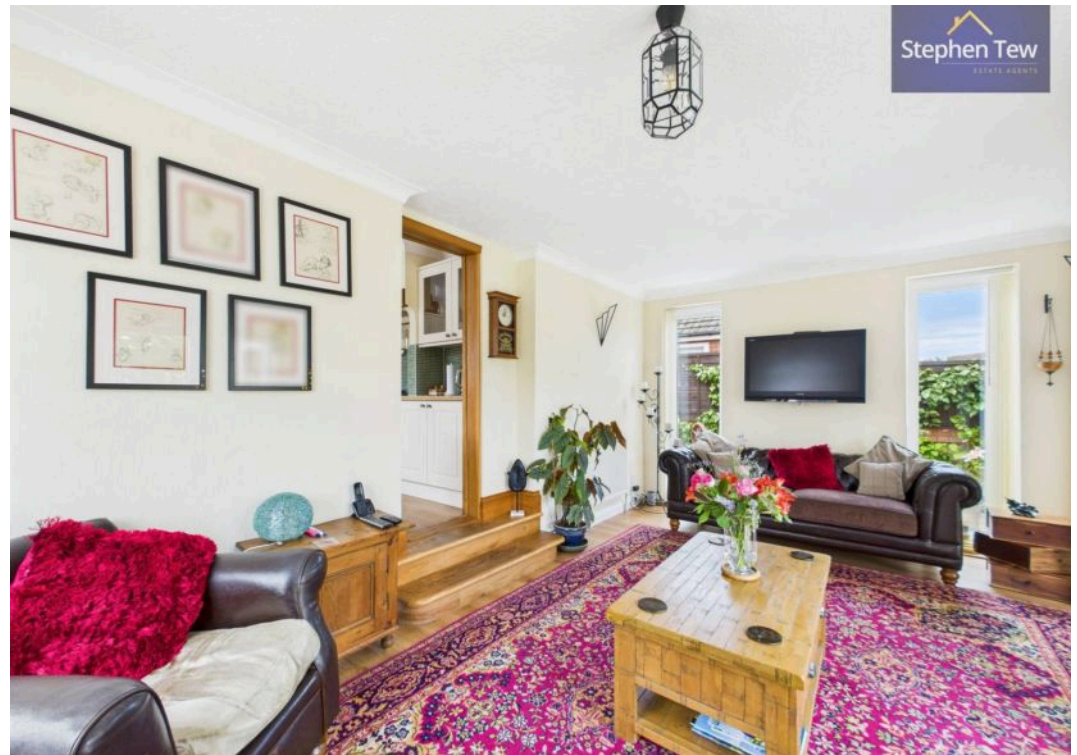
Bedroom 1

10' 0" x 12' 0" (3.04m x 3.65m)

Bedroom 2

10' 1" x 9' 11" (3.07m x 3.01m)







FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces





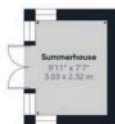
Approximate total area⁽¹⁾
1127 ft²
104.7 m²

(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.

DISAFL360

Floor 1 Building 2



Approximate total area⁽¹⁾
1051 ft²
97.6 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.

DISAFL360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

