



181 Highcross Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £220,000

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Poulton-Le-Fylde

Presenting a delightful 3 Bedroom Semi Detached House neatly nestled in the sought-after residential area of Poulton-le-Fylde, this extended home offers a harmonious blend of comfort and convenience. Upon entry, you are greeted by the warm embrace of the spacious lounge, seamlessly connecting to the dining room through double doors - ideal for both hosting gatherings and every-day living. Adjacent, the well-appointed kitchen boasts integrated appliances such as a washer/dryer, fridge, freezer, dishwasher, and an electric oven with hob, while the ground floor WC adds practicality to the layout. Ascending upstairs reveals three inviting bedrooms and a three-piece suite bathroom to cater to the needs of the household.

Stepping outside, the property's allure transcends with the generous outdoor space providing a canvas for relaxation and entertaining alike. Flanked by sliding patio doors from the dining room, the seamless transition to the open expanse emphasises the harmonious indoor-outdoor connection. At the front, off-road parking comfortably accommodates 2 cars, ensuring convenience for residents and guests alike, while the presence of a garage offers additional storage solutions. Furthermore, the inclusion of a handy electric car charger caters to eco-friendly transport needs.

This residence is thoughtfully situated within proximity to local schools, transport links, and the charming amenities of Poulton-le-Fylde.

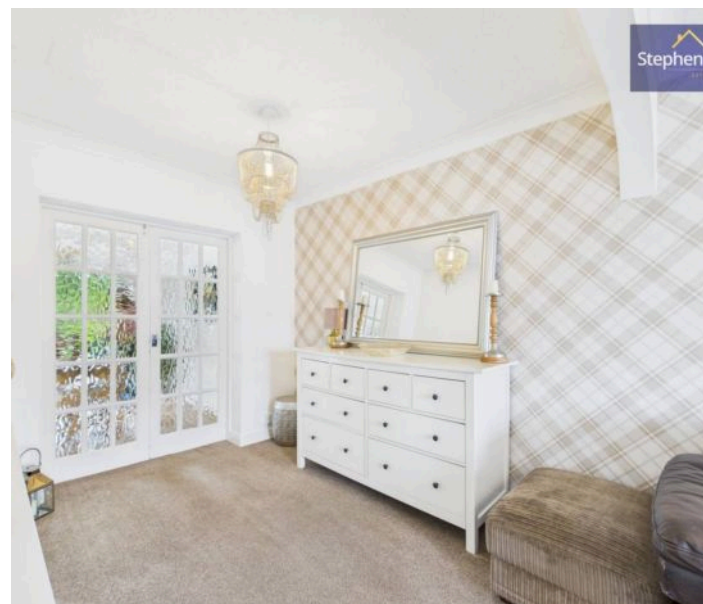
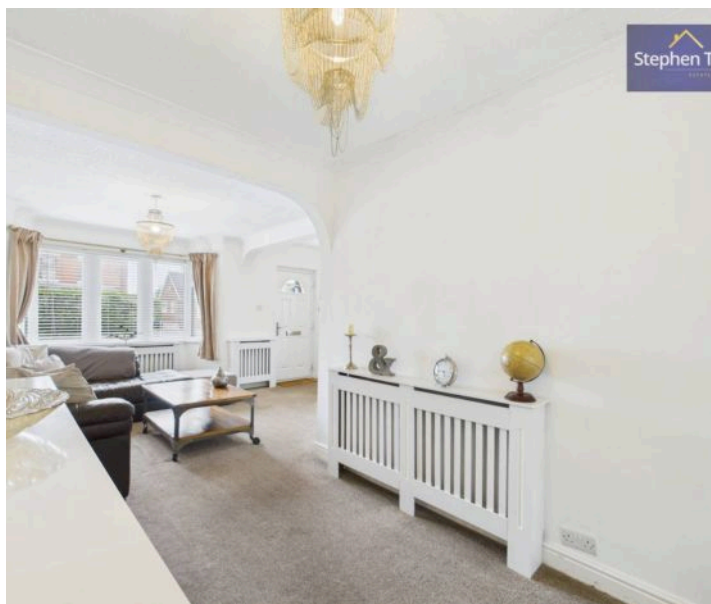
Council Tax band: C

Tenure: Freehold





- Extended Semi-Detached House In Popular Residential Area
- Lounge, Dining Room, Kitchen, Ground Floor WC
- Three Bedrooms, Three Piece Suite Bathroom
- Garage, Driveway, Electric Car Charger
- Large Garden To The Rear
- Within Close Proximity To Local Schools, Transport Links And The Popular Market Town Of Poulton-le-Fylde
- Fully Boarded Loft With Pull Down Ladders
- Boiler c. 7 years old, located in the loft





Lounge

21' 9" x 16' 0" (6.62m x 4.89m)

Dining Room

10' 0" x 12' 2" (3.05m x 3.71m)

Kitchen

9' 2" x 7' 11" (2.79m x 2.42m)

GF WC

3' 5" x 2' 11" (1.05m x 0.89m)

Landing

6' 0" x 2' 8" (1.82m x 0.81m)

Bedroom 1

12' 2" x 9' 10" (3.71m x 2.99m)

Bedroom 2

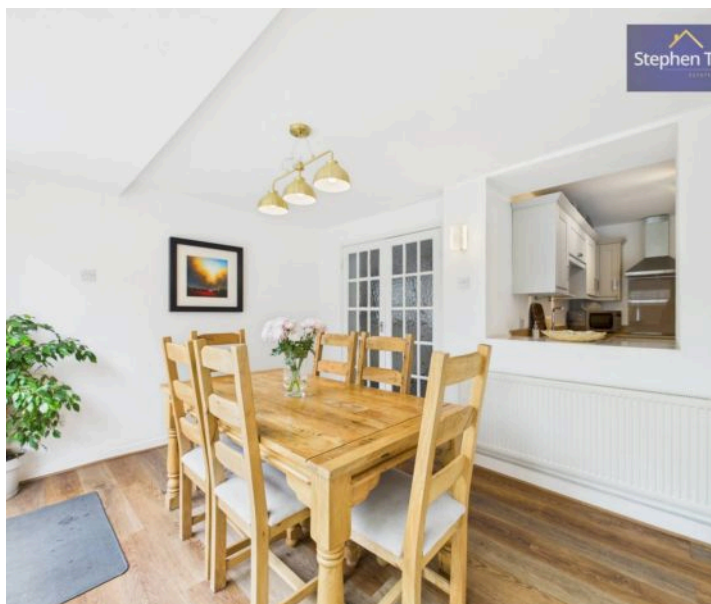
9' 3" x 10' 0" (2.82m x 3.05m)

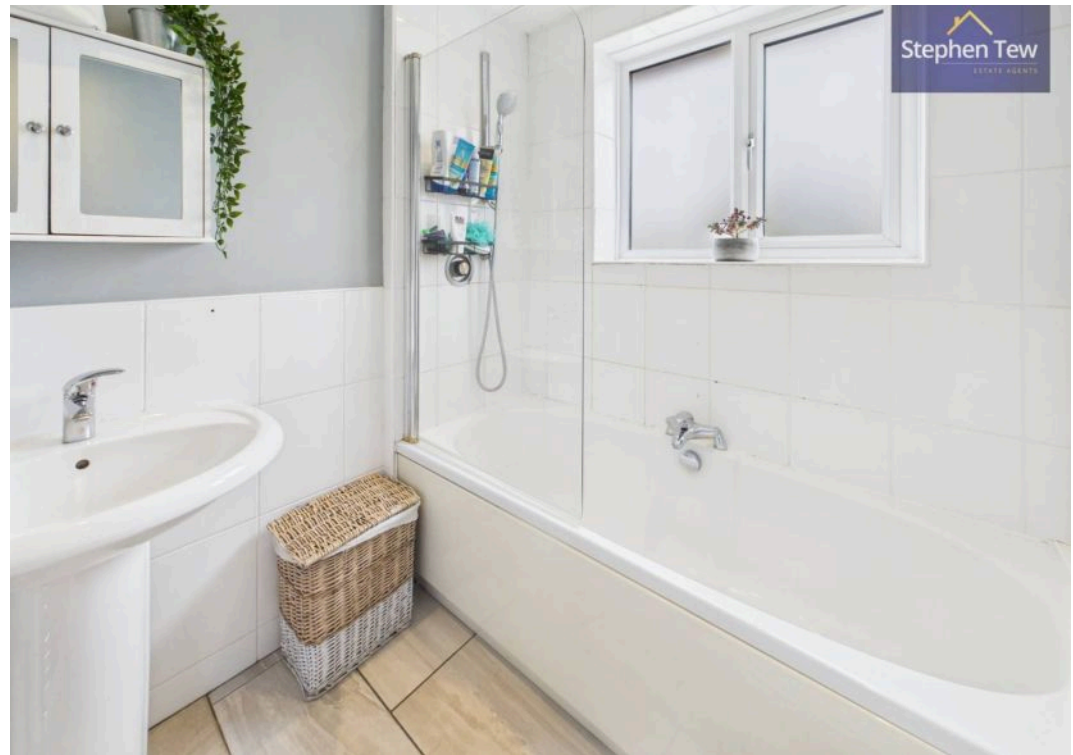
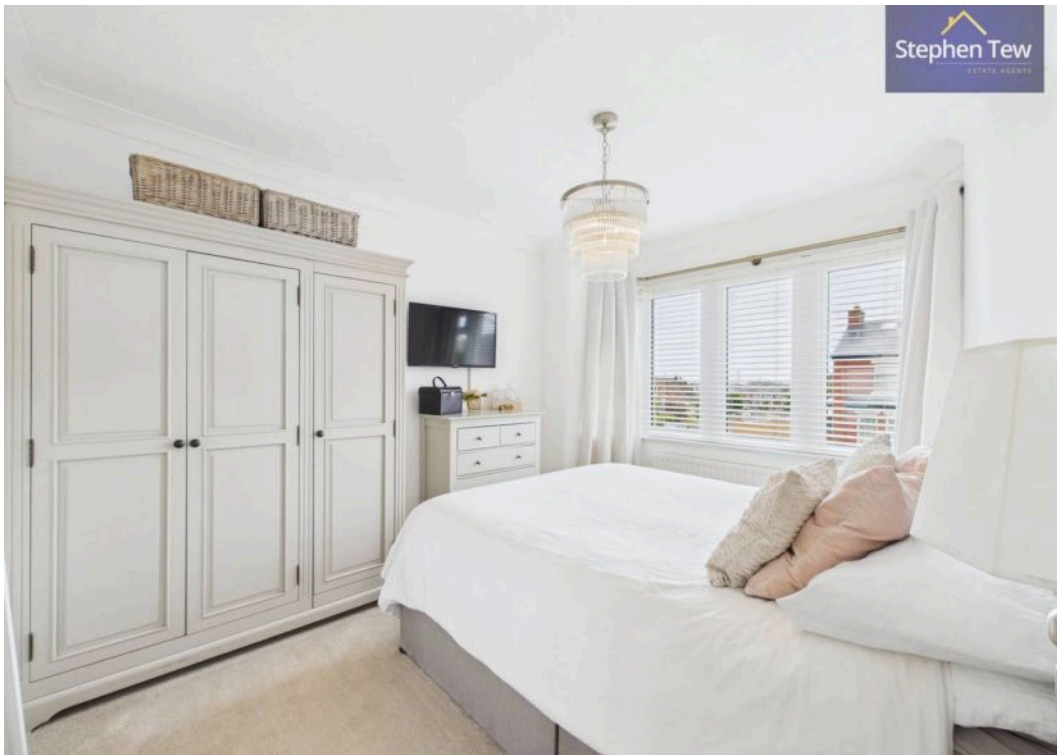
Bedroom 3

8' 9" x 6' 0" (2.66m x 1.82m)

Bathroom

6' 8" x 6' 0" (2.03m x 1.83m)







FRONT GARDEN

Off road parking to the front.

REAR GARDEN

Large garden to the rear with laid to lawn, paved patio area and shrub borders.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Floor 1



Approximate total area⁽¹⁾
480 ft²
44.5 m²

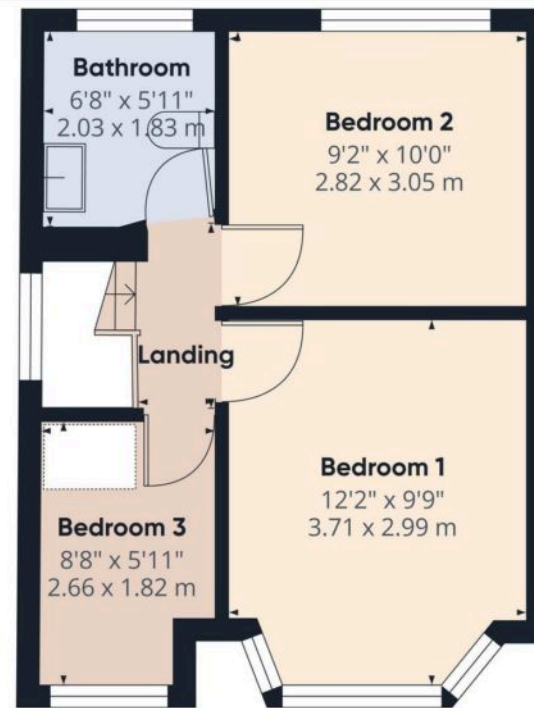
Reduced headroom
11 ft²
1 m²

(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.

DISAFL 360



Floor 2



Approximate total area⁽¹⁾
312 ft²
29 m²

(1) Excluding balconies and terraces

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DISAFL 360



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