



48 Moorland Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£550,000**

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Poulton-Le-Fylde

Introducing this imposing property, a semi-detached 5/6 bedroom gem located in the sought-after area of Poulton-le-Fylde. As you step through the entrance hall, you are greeted by the original 120-year-old door, hinting at the character and charm within. The lounge boasts a bay window and a feature coal fire, across the hallway is a second living area, then onto a perfectly complemented open-plan large dining kitchen. The kitchen is equipped with a 5-ring electric hob and French doors that seamlessly integrate the indoor and outdoor living spaces.

Moving to the first floor, two generously sized double bedrooms await, each graced by original fireplaces. A third bedroom, currently utilised as an office, offers the convenience of an original fireplace and a built-in cupboard. Completing this level is a 4-piece bathroom.

Venturing to the second floor, you will find two additional double bedrooms, along with a spacious lounge area providing flexibility for various living arrangements. A convenient 3-piece bathroom ensures comfort and convenience for all occupants.

Exterior features of this property include double gates that open up to a gravel car park, providing ample space for multiple vehicles. A private garden awaits beyond, offering a serene escape from the hustle and bustle of daily life. Not to be overlooked is the enclosed rear private walled garden, offering a secluded outdoor sanctuary for relaxation and entertainment.

In summary, this property presents a rare opportunity to own a piece of history in a cherished neighbourhood. With its blend of original features and modern amenities, spacious living areas, and private outdoor spaces, this home is poised to offer a lifestyle of comfort and sophistication. Schedule a viewing today and envision the endless possibilities that this exceptional property has to offer.

Council Tax band: E

Tenure: Freehold





Entrance Porch

Hallway

16' 10" x 5' 11" (5.14m x 1.81m)

Bright and welcoming hallway with tiled floor

Lounge

16' 2" x 14' 1" (4.93m x 4.30m)

Spacious lounge with feature coal fire place

Dining Room

17' 11" x 15' 3" (5.47m x 4.64m)

Second Reception/Dining Room with large bay window and feature electric fire

Kitchen/Dining Room

14' 3" x 29' 2" (4.34m x 8.90m)

Fabulous large dining/kitchen with central island unit.

First Floor Landing

Bedroom 1

15' 3" x 14' 8" (4.64m x 4.48m)

Lovely bright double room with original feature fireplace

Bedroom 2

16' 0" x 14' 3" (4.87m x 4.34m)

Large double bedroom original fireplace

Bedroom 3/Office

10' 8" x 15' 4" (3.25m x 4.68m)

Large double bedroom which is currently used as a office. Original built in cupboards and fireplace

Bathroom

8' 11" x 7' 4" (2.72m x 2.23m)

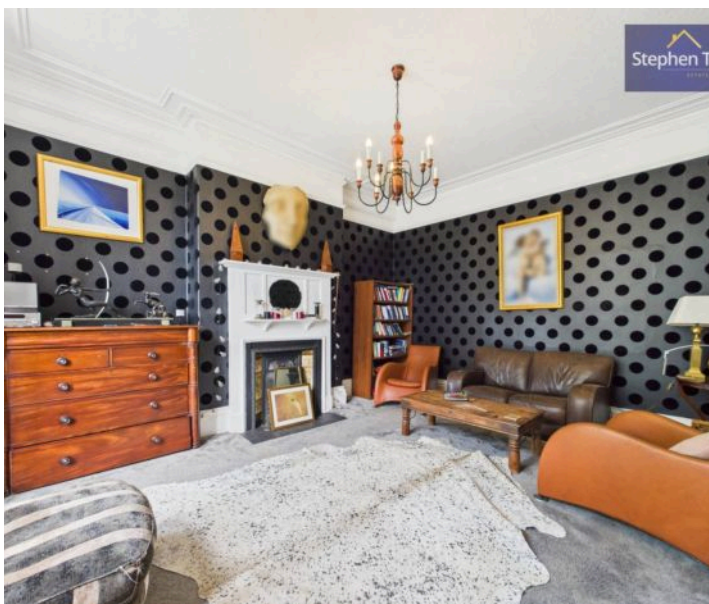
4 piece bathroom

Second Floor Landing

Bedroom 4

12' 5" x 11' 11" (3.79m x 3.64m)

Top floor Large double room original fireplace.





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Bedroom 5

14' 10" x 14' 4" (4.51m x 4.37m)

Great versatile space 5th bedroom or extra living space, with 2 large Velux windows to let lots of light in

Top Floor Living Room

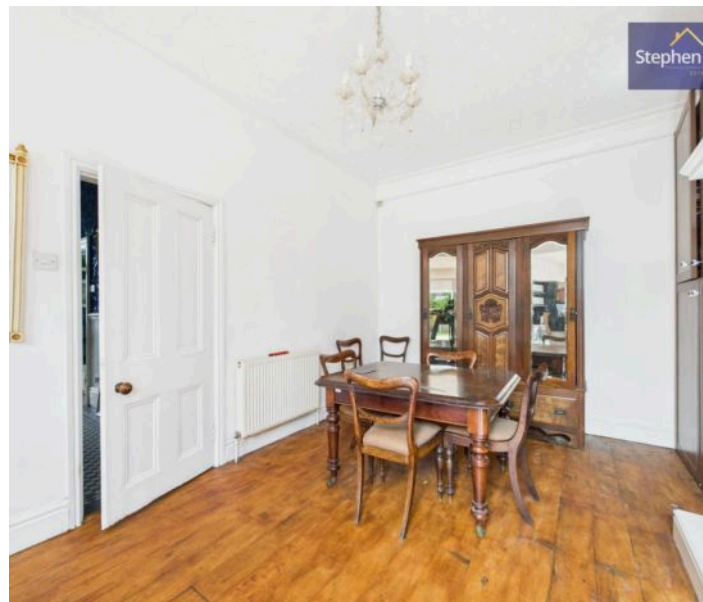
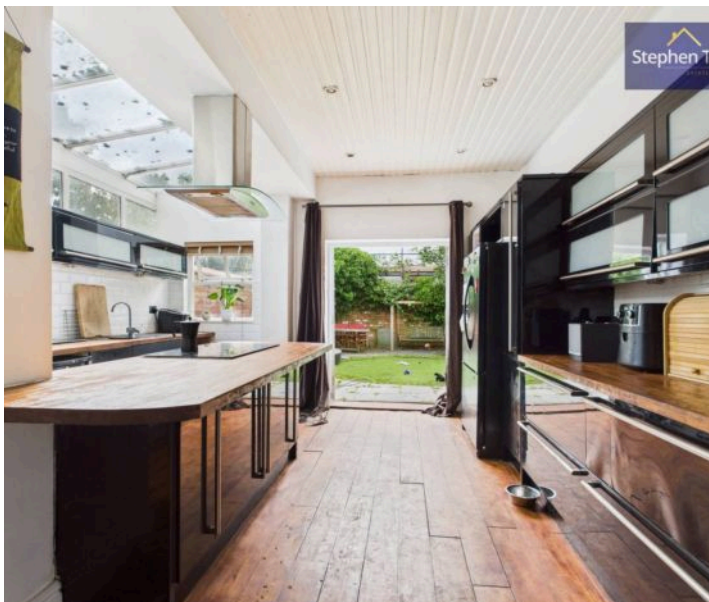
14' 10" x 20' 6" (4.53m x 6.24m)

Large top floor living room with double doors leading onto 5th bedroom.

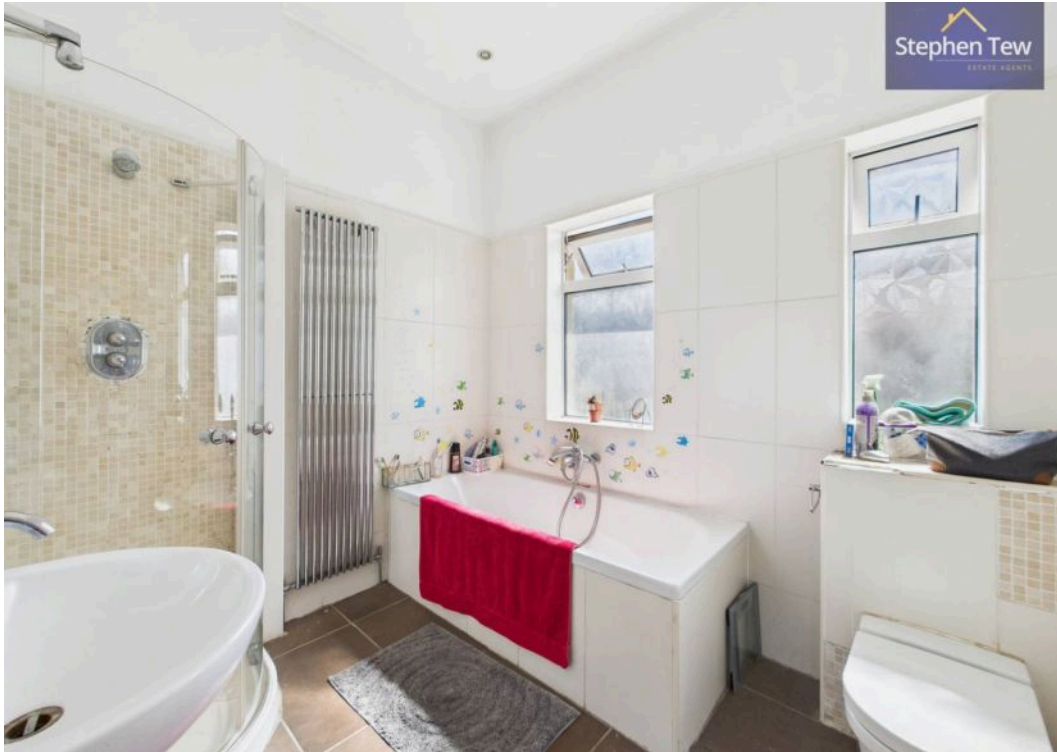
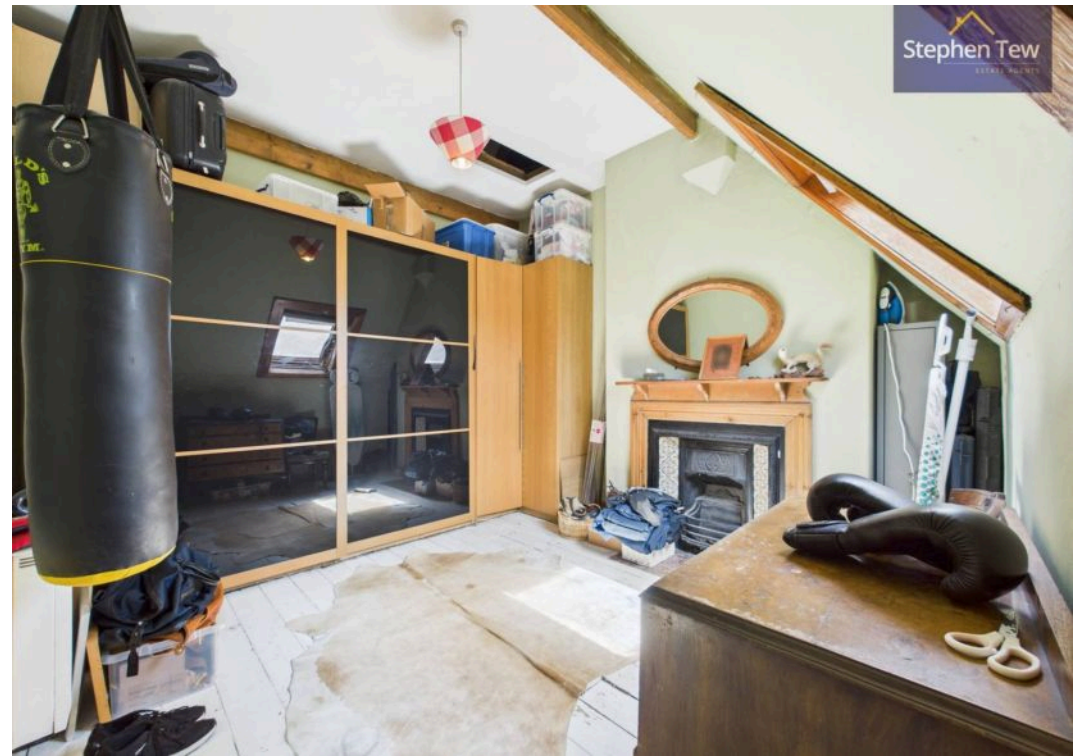
Bathroom

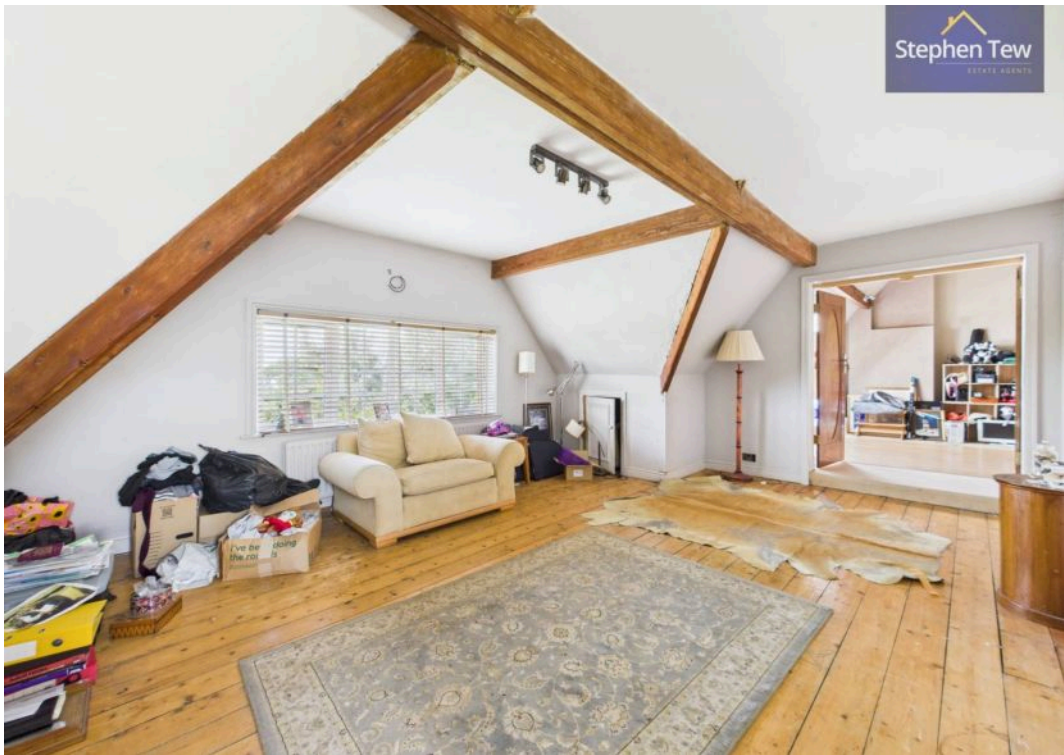
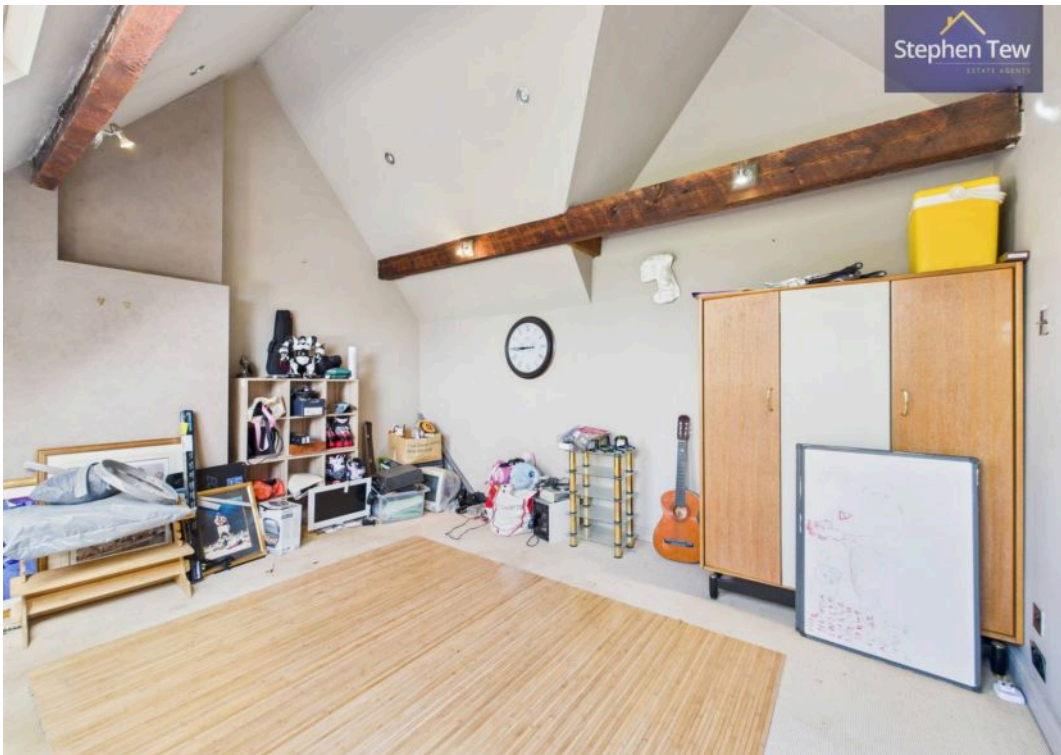
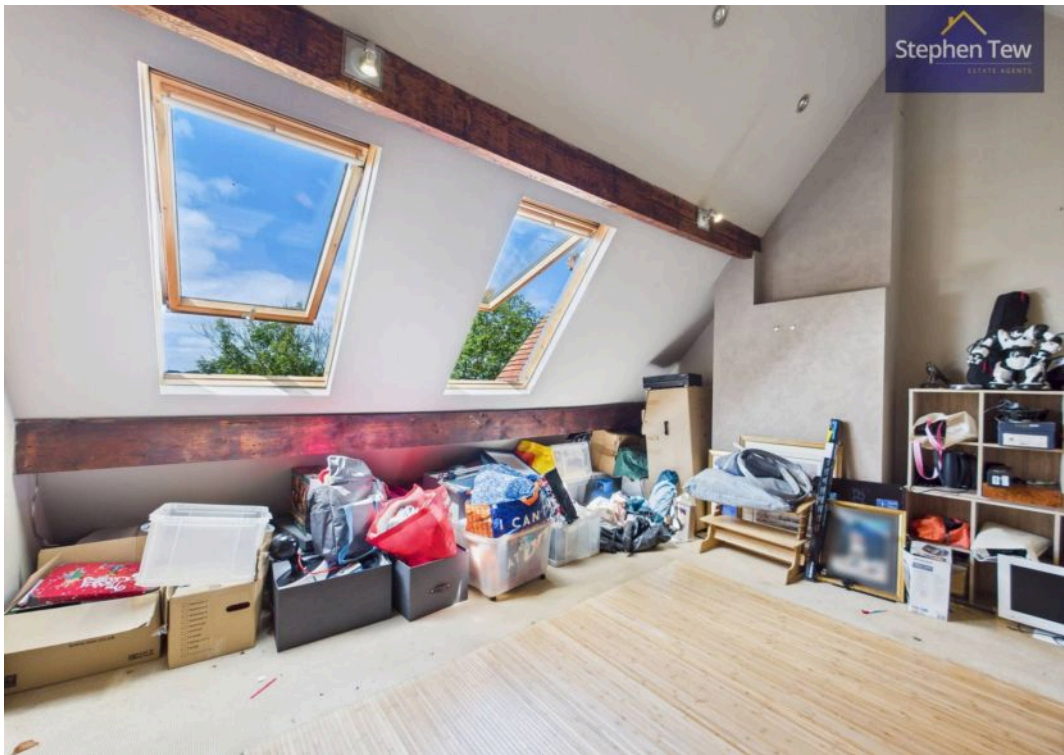
7' 7" x 6' 8" (2.30m x 2.03m)

Top floor 3 piece bathroom with Velux window.











GARDEN

SECURE GATED

2 Parking Spaces









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