



**14 Garstang Road East, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£275,000**



# 14 Garstang Road East

Poulton-Le-Fylde

Welcome to this charming 3 Bedroom Semi-Detached House, in a popular residential location boasting a fantastic proximity to Poulton-le-Fylde Town. A perfect option for a growing family, this semi-detached family home is well-positioned for those seeking convenience and comfort.

Upon entering, you are greeted by a hallway, welcoming lounge and open plan dining room and kitchen area that provides a seamless flow for entertaining guests or enjoying family meals. The kitchen features a central island, integrated oven, hob, and dishwasher, making meal preparation a breeze. Moving upstairs, you will find three bedrooms, offering comfortable spaces for rest and relaxation. Completing the upper level is a 4-piece suite bathroom.

This property further benefits from an integral garage, that is also utilised as a utility space, and a driveway, providing ample parking space for residents and visitors alike. Boasting a desirable north-facing aspect, the garden features a laid to lawn area and a paved patio, making it the perfect spot for al-fresco dining or soaking up the sun.

Situated within walking distance to Poulton-le-Fylde, residents will enjoy easy access to an array of shops, eateries, and amenities. The property also benefits from its proximity to local schools, making it an ideal choice for families with children.

Benefitting from being offered with no onward chain, this property is ready and waiting for its next lucky owners to move in and make it their own. Don't miss out on the opportunity to call this wonderful property your new home.

Council Tax band: D

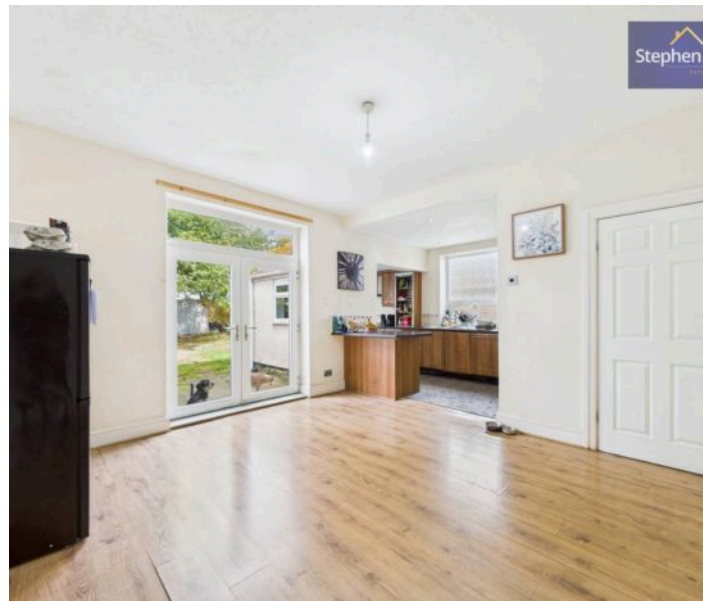
Tenure: Freehold







- Semi-Detached Family Home In Popular Residential Location
- Fantastic Location Within Walking Distance To Poulton-le-Fylde Town
- Lounge, Open Plan Dining Room/Kitchen
- 3 Bedrooms, 4 Piece Suite Bathroom
- Integral Garage/Utility Space, Driveway, Enclosed Garden
- No Onward Chain
- Boiler Replaced in 2021 and Serviced Annually
- House re-wired, radiators and central heating pipes replaced 2004/2005
- Internal wall removed between dining room and kitchen with steel beam installed







#### Entrance Porch

2' 0" x 5' 5" (0.61m x 1.64m)

#### Hallway

16' 6" x 6' 10" (5.02m x 2.09m)

#### Lounge

13' 3" x 12' 10" (4.05m x 3.92m)

#### Dining Room

14' 1" x 20' 9" (4.28m x 6.32m)

#### Kitchen

11' 9" x 6' 2" (3.59m x 1.87m)

#### Landing

7' 1" x 3' 0" (2.17m x 0.92m)

#### Bedroom 1

12' 10" x 13' 3" (3.92m x 4.03m)

#### Bedroom 2

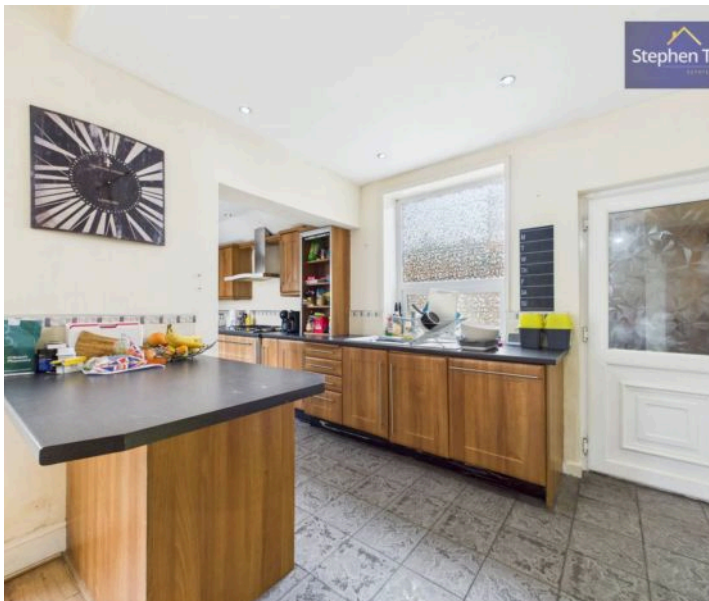
14' 0" x 12' 8" (4.27m x 3.87m)

#### Bedroom 3

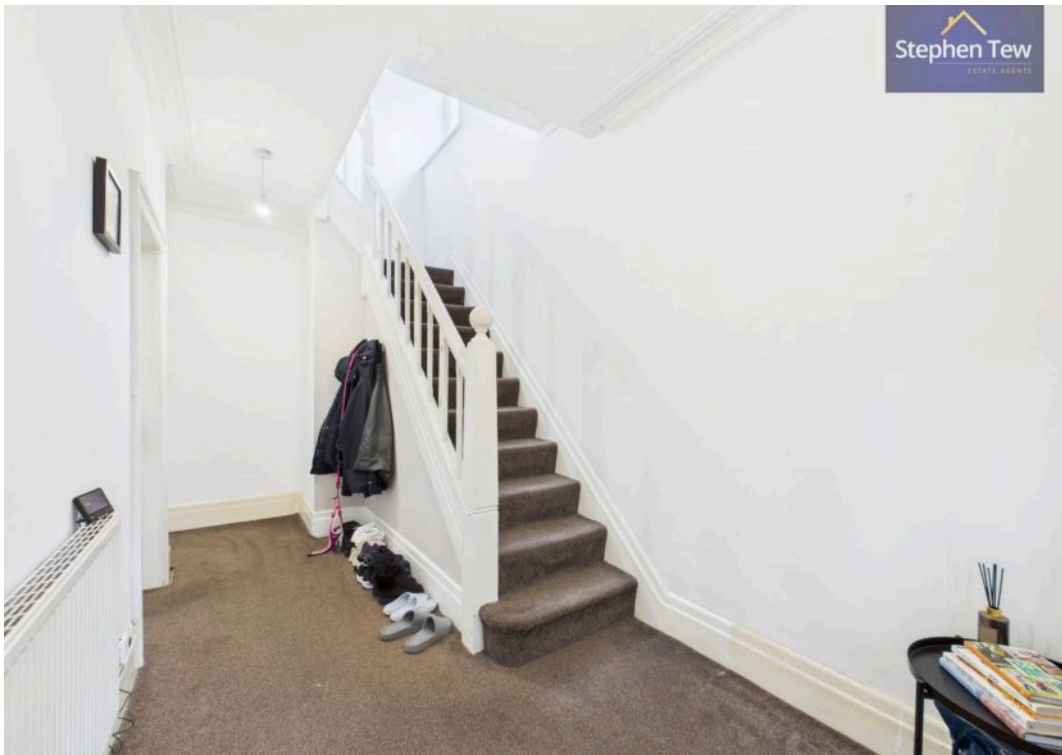
7' 7" x 6' 11" (2.30m x 2.10m)

#### Bathroom

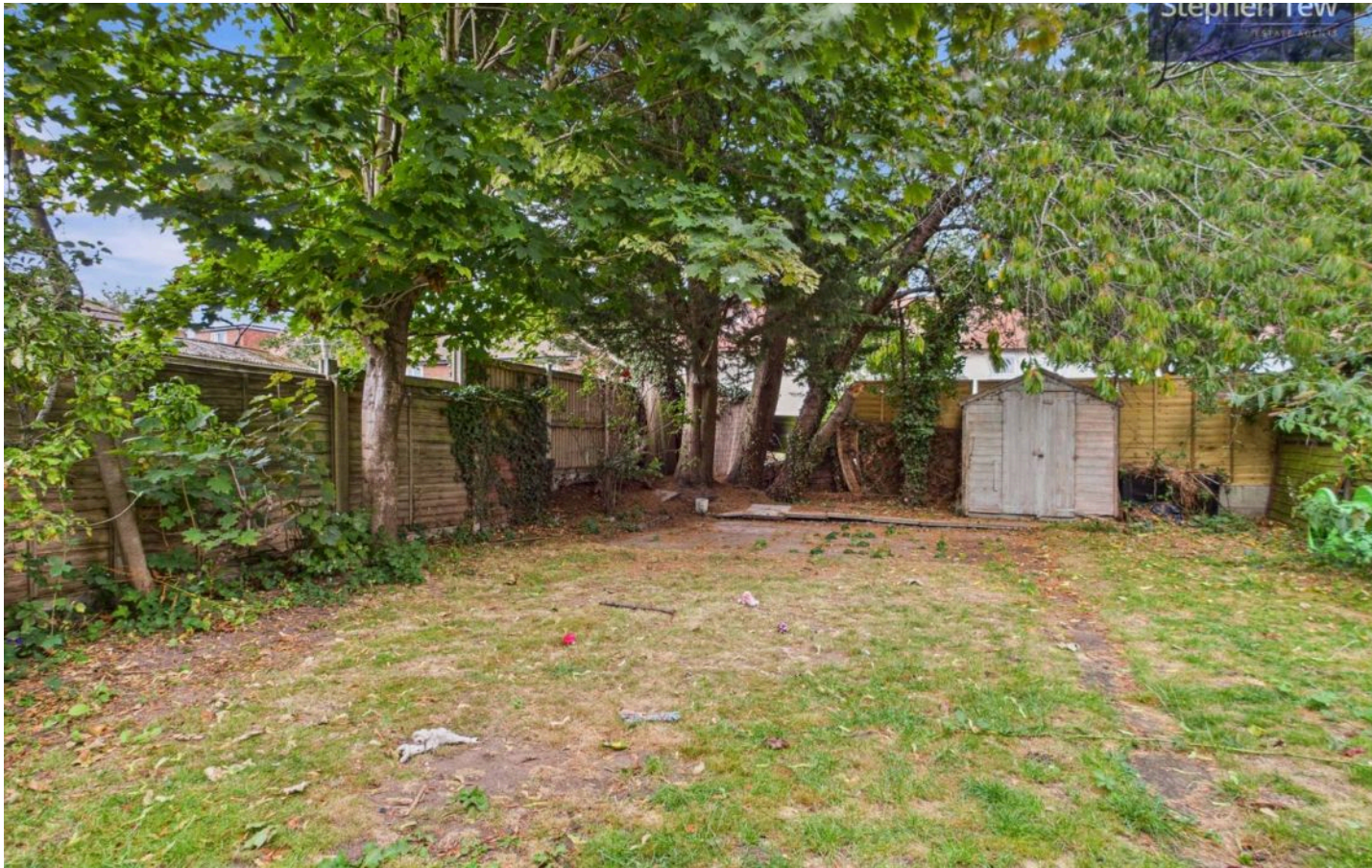
10' 3" x 7' 6" (3.12m x 2.28m)











#### **FRONT GARDEN**

#### **REAR GARDEN**

#### **GARAGE**

Single Garage

Integral garage with electric door. Light and power supply, ideal for utility space.

#### **DRIVEWAY**

2 Parking Spaces





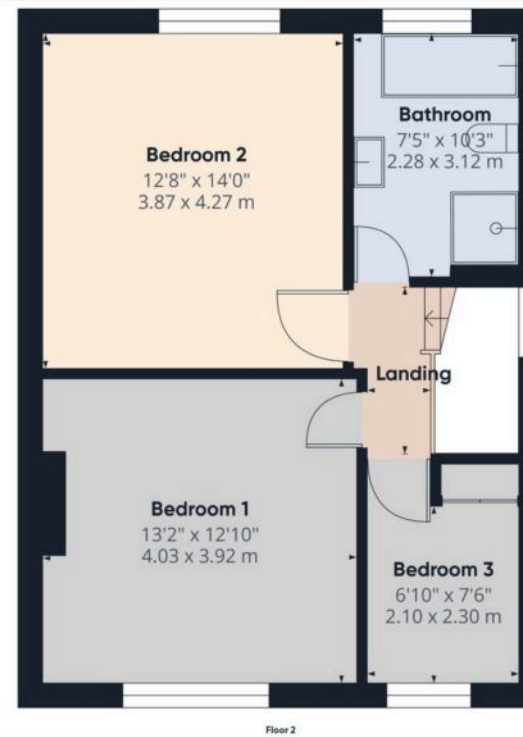


Approximate total area<sup>(1)</sup>  
849 ft<sup>2</sup>  
78.9 m<sup>2</sup>

(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<sup>(1)</sup>  
515 ft<sup>2</sup>  
47.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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