



20 Brentwood Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £240,000



# 20 Brentwood Avenue

Poulton-Le-Fylde, Poulton-Le-Fylde

Welcome to this charming 2-bedroom semi-detached bungalow nestled on the outskirts of Poulton. This delightful property offers a perfect blend of comfort and practicality, ideal for those seeking a peaceful retreat while still being close to local amenities.

Upon entering, you are greeted by a cosy lounge, providing a welcoming space to unwind and relax. The property boasts two well-proportioned bedrooms, ensuring ample accommodation for residents or guests. A family bathroom/shower room awaits, featuring modern amenities for convenience.

The heart of the home lies in the well-appointed kitchen, designed to cater to culinary enthusiasts with its functional layout and ample storage space. Adjacent to the kitchen, a sunroom bathes the space in natural light, creating a serene spot for a morning coffee or evening relaxation.

One of the highlights of this property is the converted loft space, offering additional living quarters with the inclusion of a bathroom. This versatile area can be utilised as an extra bedroom, home office, or entertainment room, catering to the diverse needs of the occupants.

Stepping outside, you'll find a west-facing rear garden, a tranquil oasis perfect for enjoying al fresco dining or simply soaking up the sunshine. Completing the outdoor space is a garage, providing secure parking or additional storage options.

Conveniently located on the outskirts of Poulton, this semi-detached bungalow offers the perfect balance of tranquillity and accessibility. Whether you're looking to downsize, start a new chapter, or invest in a rental property, this versatile home presents a myriad of possibilities.

In summary, this 2-bedroom semi-detached bungalow exudes charm and functionality, making it an attractive prospect for those seeking a comfortable and well-appointed living space. With its thoughtful design, convenient amenities, and serene setting, this property has the potential to become your dream home.







#### Entrance

4' 6" x 4' 2" (1.36m x 1.27m)

#### Hallway

5' 1" x 4' 2" (1.55m x 1.27m)

#### Lounge

13' 5" x 13' 5" (4.10m x 4.08m)

#### Kitchen

10' 4" x 12' 5" (3.14m x 3.79m)

#### Sunroom

9' 5" x 12' 8" (2.86m x 3.87m)

#### Bedroom 1

11' 7" x 11' 1" (3.54m x 3.39m)

#### Bedroom 2

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

#### Bathroom

7' 6" x 7' 11" (2.29m x 2.41m)

#### Landing

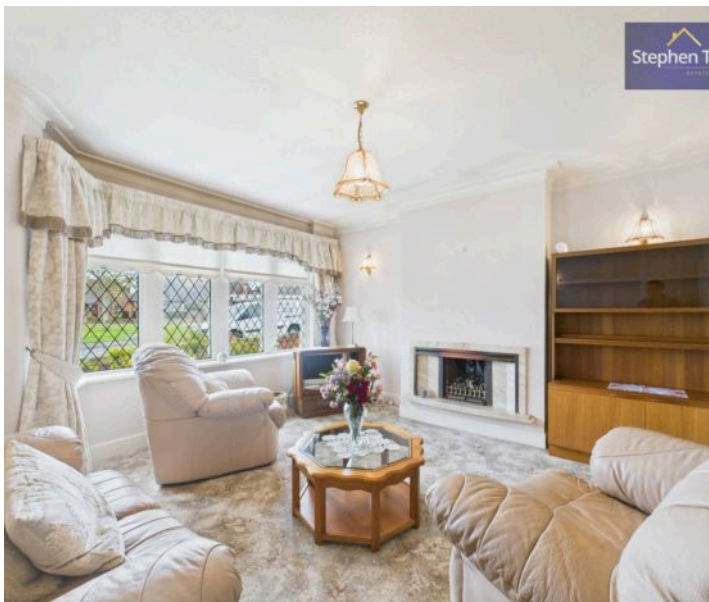
6' 3" x 3' 9" (1.90m x 1.14m)

#### Loft

16' 10" x 12' 0" (5.12m x 3.65m)

#### Bathroom

4' 9" x 6' 2" (1.44m x 1.89m)







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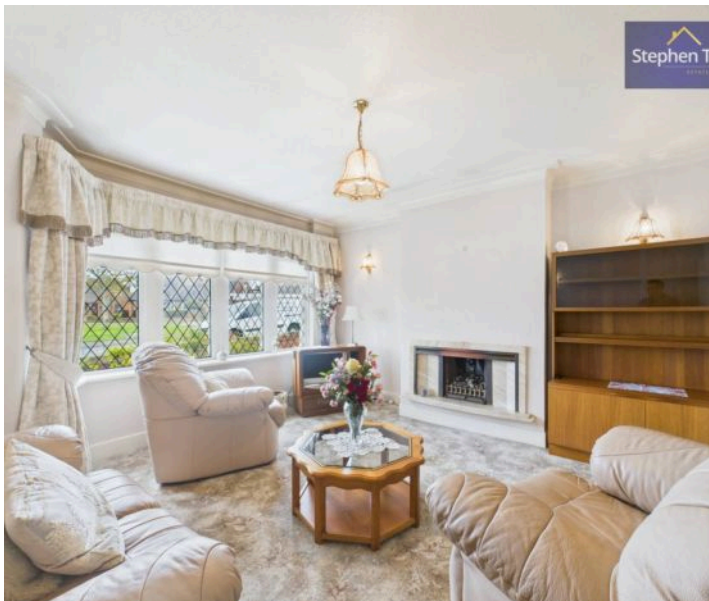
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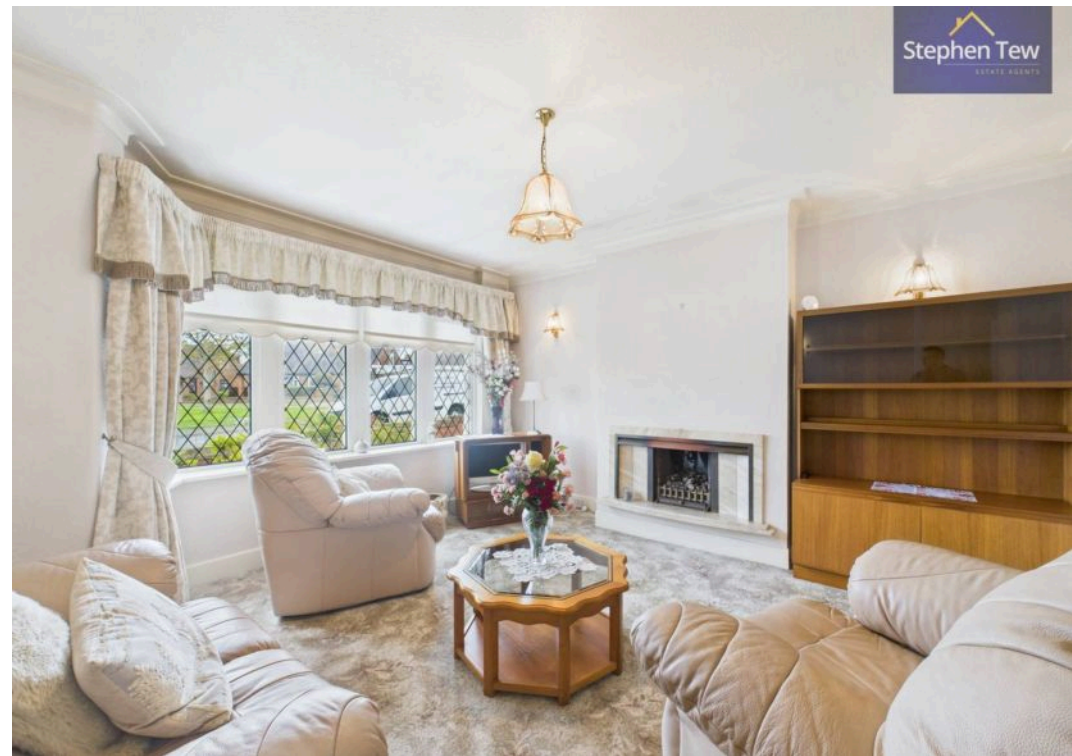
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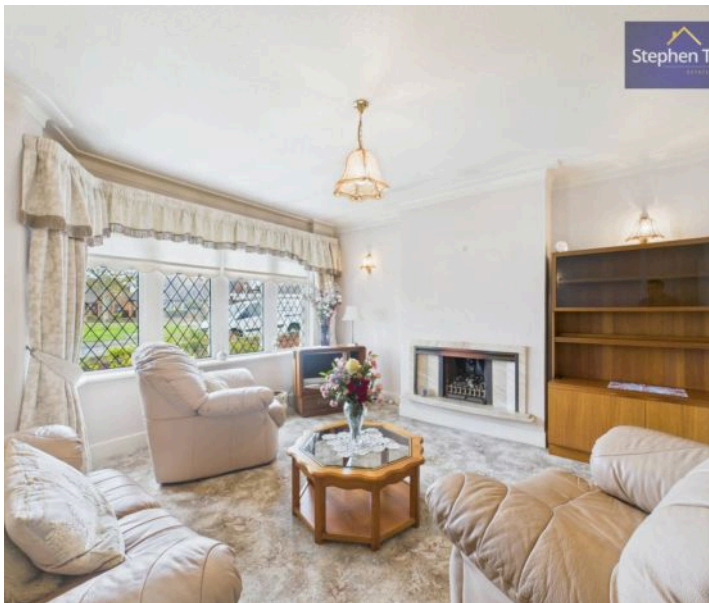
**GARDEN**

**GARAGE**

Single Garage

**OFF STREET**

1 Parking Space









## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

