



23 Park Road, Poulton-Le-Fylde

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Offers Over £210,000

## 23 Park Road

Poulton-Le-Fylde, Poulton-Le-Fylde

This beautifully presented 2 bedroom mid-terraced house, recently renovated to a high standard, is situated in a sought-after location, offering a perfect blend of modern comfort and classic charm.

Upon entering, you are greeted by an inviting hallway that leads to a cosy lounge, a spacious living/dining room, and a newly fitted kitchen boasting contemporary features. (The kitchen also provides ample space for a dishwasher or washing machine.) Storage space under the stairs in the kitchen allows for easy organisation and functionality.

Ascending to the landing, you will find 2 nicely appointed bedrooms, both offering a serene atmosphere, and the elegant newly fitted bathroom. The bathroom has been purposely designed to accommodate a washing machine in the cupboards, ensuring maximum efficiency and convenience.

The property benefits from a south-east facing rear garden, ideal for soaking up the sun and enjoying outdoor activities in a private setting. The property's outdoor spaces provide a tranquil retreat from the hustle and bustle of everyday life.

Noteworthy features of this home include a Combi Boiler system fitted in 2021, complete with a warranty valid until December 2028, ensuring comfort and peace of mind for years to come. The chimney was restructured in compliance with building regulations in January 2007, enhancing safety and functionality. In addition, double glazing windows were installed in January 2021, enhancing energy efficiency and comfort throughout the property.

Ideally located and impeccably maintained, this property is a rare find in the real estate market, offering a harmonious balance of modern convenience and timeless elegance. Don't miss the opportunity to make this house your home and enjoy a lifestyle of comfort, style, and tranquillity.

Council Tax band: B

Tenure: Freehold





### Entrance

### Hallway

10' 6" x 3' 10" (3.20m x 1.16m)

### Lounge

11' 9" x 10' 8" (3.57m x 3.26m)

### Living/Dining Room

11' 10" x 11' 7" (3.61m x 3.52m)

### Kitchen

9' 7" x 8' 8" (2.91m x 2.63m)

### Storage

5' 11" x 2' 11" (1.81m x 0.89m)

### Landing

7' 1" x 5' 9" (2.16m x 1.75m)

### Bedroom 1

11' 10" x 12' 10" (3.61m x 3.90m)

### Bedroom 2

11' 11" x 9' 1" (3.64m x 2.76m)

### Bathroom

9' 7" x 8' 4" (2.91m x 2.55m)





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GARDEN

ON STREET





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
840 ft<sup>2</sup>  
77.9 m<sup>2</sup>

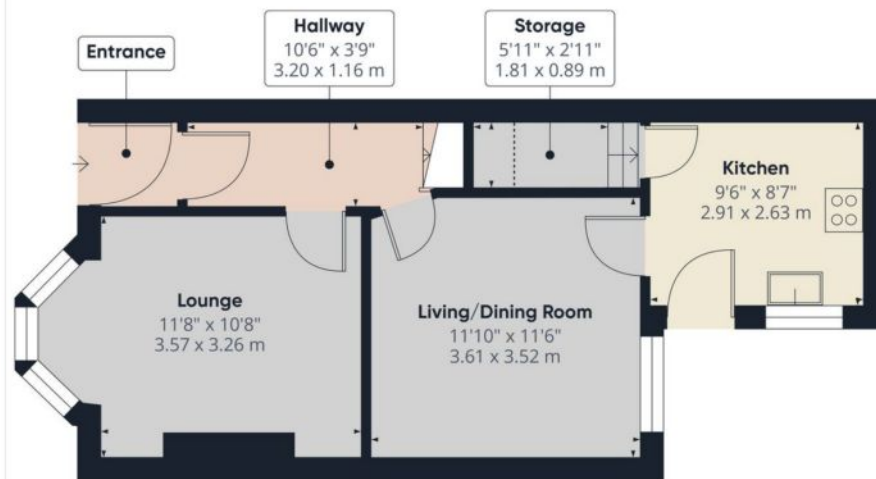
Reduced headroom  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft / 1.5 m

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 1



Approximate total area<sup>(1)</sup>  
439 ft<sup>2</sup>  
40.7 m<sup>2</sup>

Reduced headroom  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



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