



46 The Conifers, Hambleton

Poulton-Le-Fylde

Offers in Region of **£80,000**

46 The Conifers

Hambleton, Poulton-Le-Fylde

Introducing a charming 1 bedroom first floor apartment nestled in a desirable location, this abode offers convenience and comfort in equal measure. Situated close to local amenities and transport links, this property promises a lifestyle of ease and accessibility.

Upon entering the property, a hallway and stairs lead the way to a well-presented lounge that sets the tone for the home's inviting ambience. Beyond the lounge, a modern kitchen/diner awaits, offering a stylish space for culinary delights and shared meals.

The apartment boasts one bedroom, providing a cosy haven for rest and relaxation. Adjacent to the bedroom, a nicely appointed bathroom adds a touch of luxury to every-day routines. Quality finishes and thoughtful design elements enhance the appeal of this intimate living space.

Nestled in a cul-de-sac, residents can enjoy a serene environment with minimal through traffic, ensuring a peaceful living experience. With the property being offered with no chain, the transition to your new home is made even smoother, allowing you to settle in without delay.

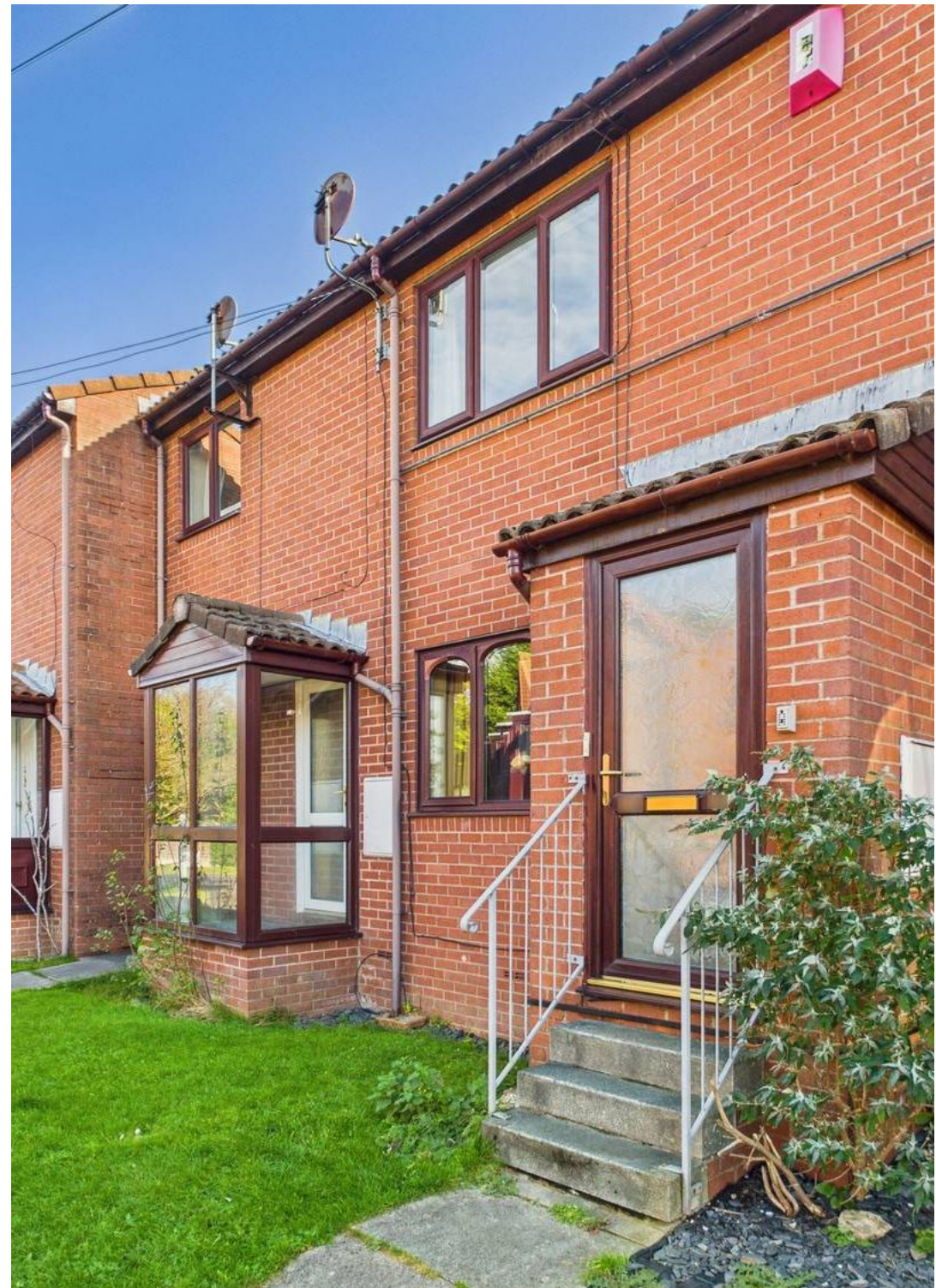
In summary, this 1 bedroom apartment presents a fantastic opportunity for those seeking a comfortable home in a prime location. Whether you are a first-time buyer, downsizer, or investor, this property offers a blend of convenience, style, and low-maintenance living. Don't miss your chance to make this delightful apartment your own and experience the best of urban living.

Arrange a viewing today to discover the allure of this charming residence and envision the possibilities that await within its walls. For more details or to schedule a visit, please do not hesitate to contact us.

Council Tax band: A

Tenure: Leasehold

- 1 Bedroom First Floor Apartment in a desirable location close to local amenities and transport links
- Hallway/Stairs leading to the Well Presented Lounge, leading to the Modern





Hallway/Stairs

3' 6" x 3' 3" (1.06m x 0.99m)

Lounge

15' 3" x 10' 6" (4.65m x 3.20m)

Kitchen/Diner

9' 1" x 9' 4" (2.77m x 2.84m)

Storage

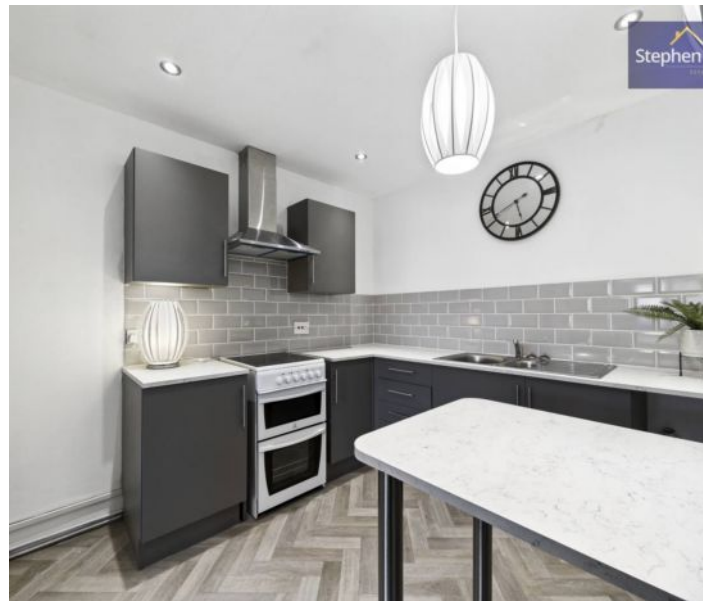
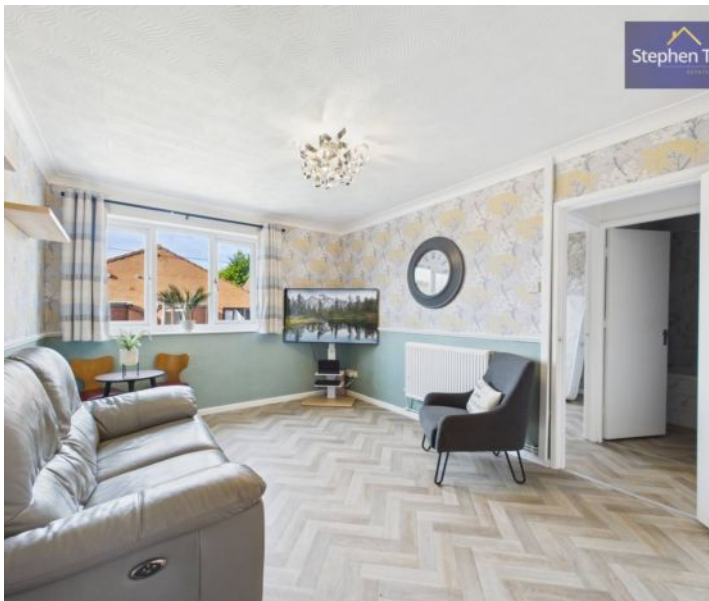
2' 6" x 2' 8" (0.76m x 0.81m)

Bedroom

9' 5" x 9' 2" (2.87m x 2.79m)

Bathroom

5' 6" x 6' 2" (1.67m x 1.87m)





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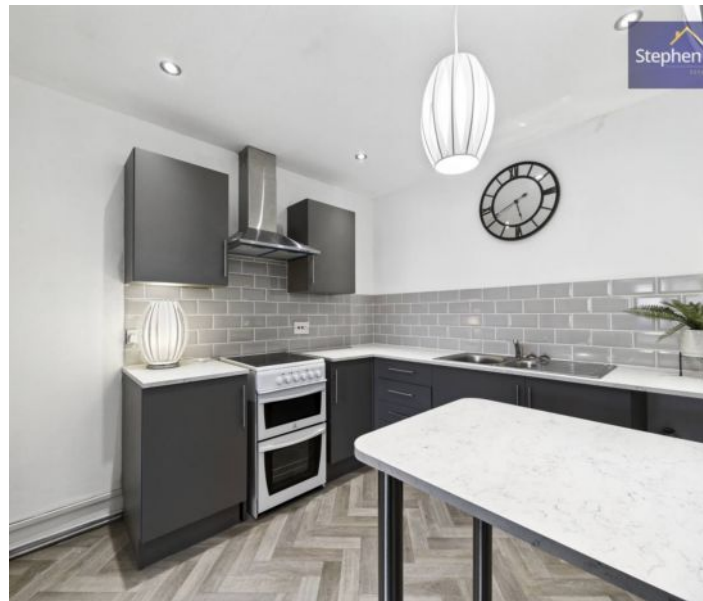
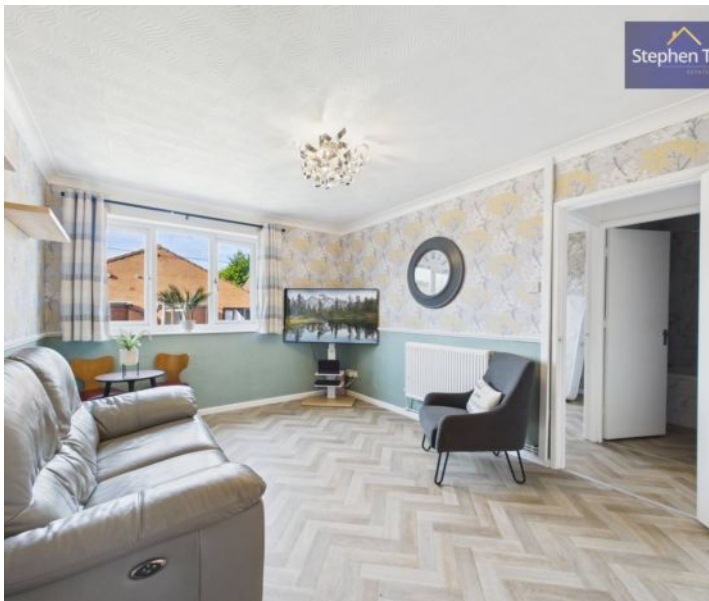
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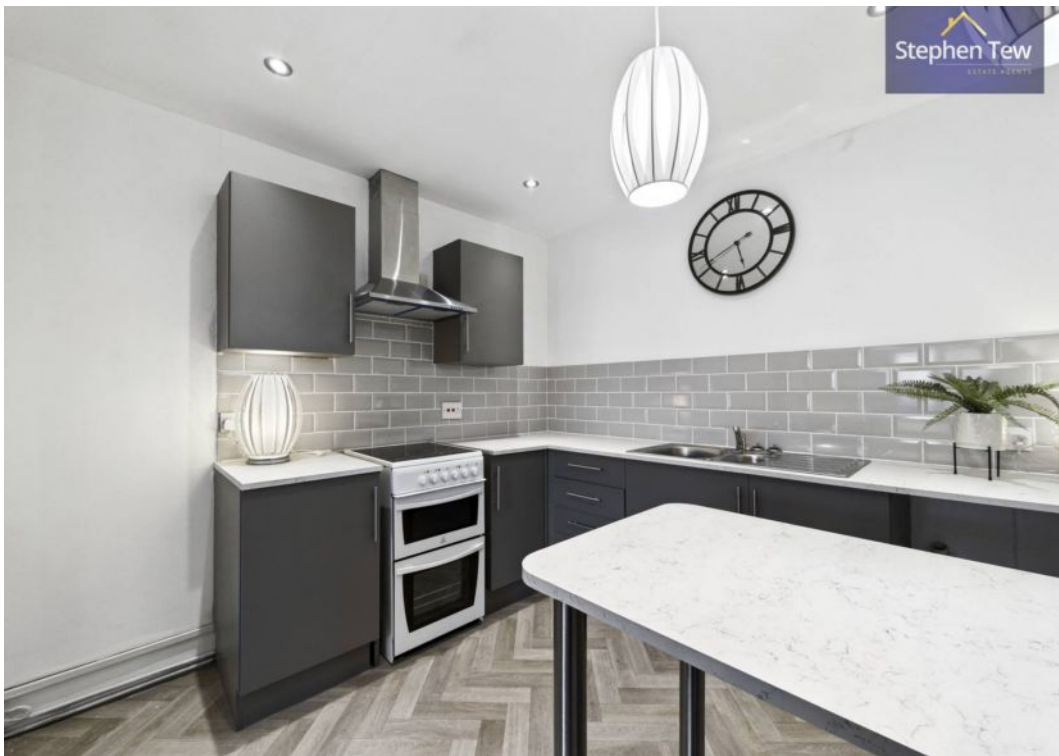
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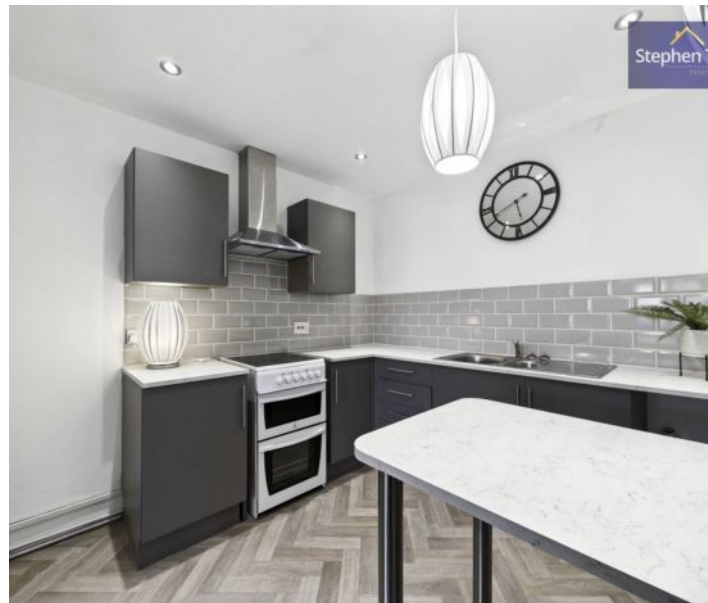


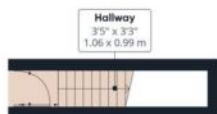
FRONT GARDEN

ALLOCATED PARKING

1 Parking Space

Allocated/Numbered Space at the rear of the flat





Floor 2



Floor 3



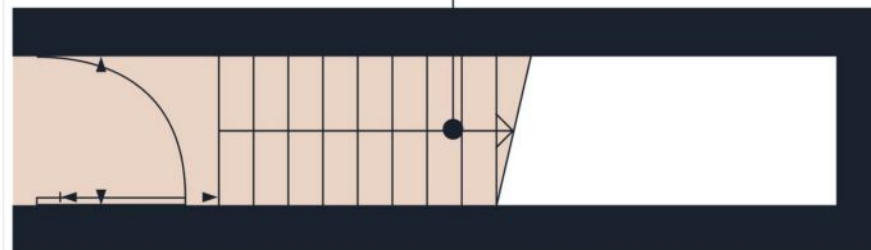
Approximate total area⁽¹⁾
435 ft²
40.4 m²

(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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Hallway
3'5" x 3'3"
1.06 x 0.99 m



Floor 2



Approximate total area⁽¹⁾
51 ft²
4.7 m²

(1) Excluding balconies and terraces

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