



49 Quail Holme Road, Knott End-On-Sea

Poulton-Le-Fylde

Offers Over £225,000

49 Quail Holme Road

Knott End-On-Sea, Poulton-Le-Fylde

Welcome to this well presented four-bedroom semi-detached bungalow, ideally situated in the sought-after area of Poulton-Le-Fylde. This versatile property is perfect for families or those seeking spacious accommodation within easy reach of local amenities, schools, and transport links.

Upon entering the property, you are greeted by a welcoming entrance vestibule that provides access to the principal ground floor rooms. The lounge is generously proportioned and features a modern electric fireplace, creating a warm and inviting atmosphere. Large windows allow natural light to flood the space, enhancing the sense of comfort and relaxation.

The kitchen is well appointed, boasting a new integrated oven and ample storage, making it an ideal space for preparing meals and entertaining guests. Adjacent to the kitchen, the dining room offers a dedicated area for family dining or hosting friends. The utility room, conveniently positioned on the ground floor, provides additional storage and laundry facilities, helping to keep the living areas clutter-free.

Bedroom one is located on the ground floor, offering flexibility for use as a guest room, home office, or main bedroom, depending on your needs. The ground floor bathroom is modern and well maintained, featuring contemporary fittings and fixtures for added convenience.

A staircase leads to the first floor, where you will find three further bedrooms, each thoughtfully designed to maximise space and comfort. Built-in storage is available in several rooms, ensuring ample space for belongings and helping to maintain an organised living environment. The family bathroom on the second floor is stylishly finished and serves the upper bedrooms, providing functionality for busy households.

The property also benefits from off-road parking, providing secure and convenient access for vehicles. This feature is particularly valuable in the area, ensuring peace of mind for residents and visitors alike.

Throughout the property, neutral décor and quality finishes create a sense of





Entrance Vestibule

7' 9" x 6' 0" (2.37m x 1.82m)

Lounge

13' 8" x 12' 9" (4.16m x 3.88m)

Utility Room

8' 4" x 8' 11" (2.55m x 2.73m)

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Kitchen

8' 6" x 10' 11" (2.58m x 3.33m)

Dining Room

12' 8" x 10' 10" (3.86m x 3.31m)

Bedroom 1

15' 3" x 8' 4" (4.66m x 2.53m)

Bedroom 2

9' 7" x 18' 6" (2.92m x 5.63m)

Bedroom 3

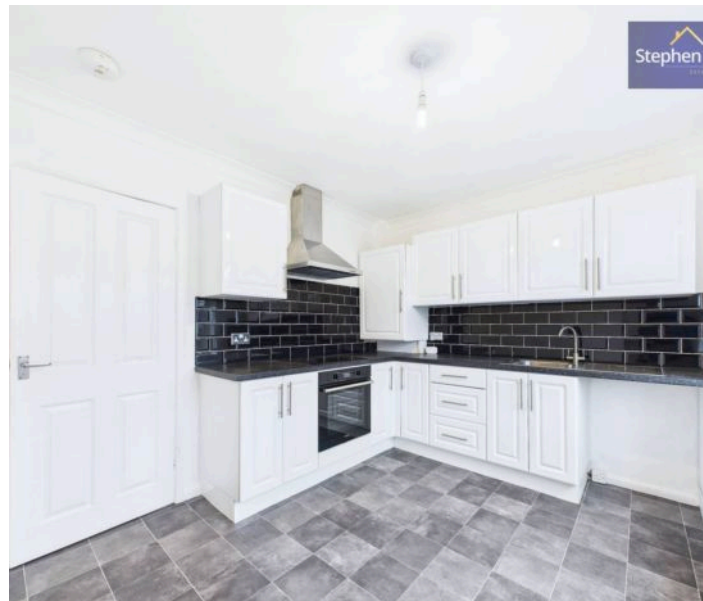
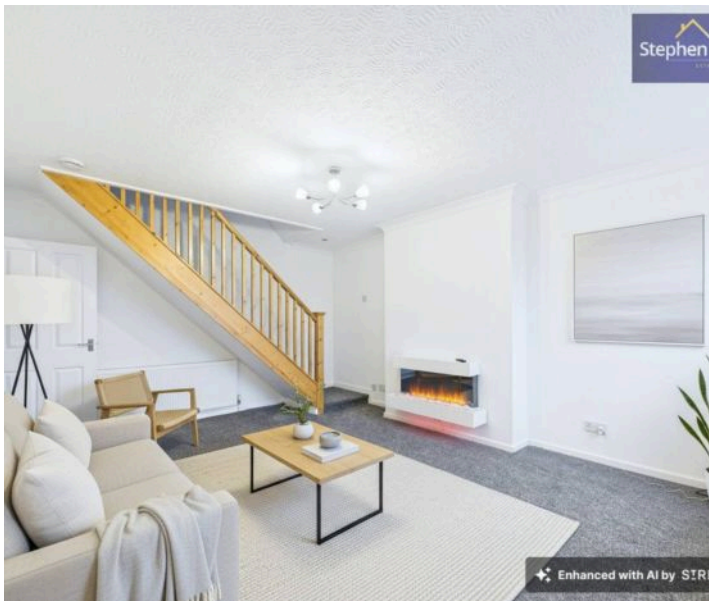
11' 11" x 11' 11" (3.63m x 3.62m)

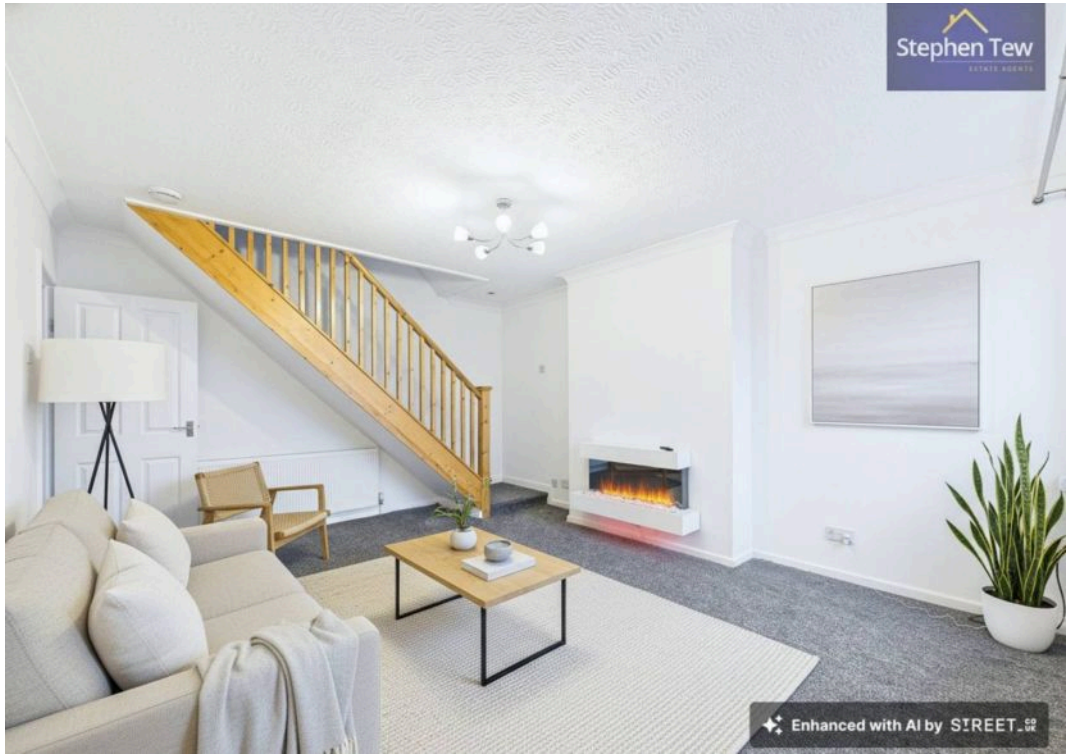
Bedroom 4

8' 3" x 9' 11" (2.51m x 3.03m)

Bathroom

8' 11" x 6' 2" (2.71m x 1.87m)



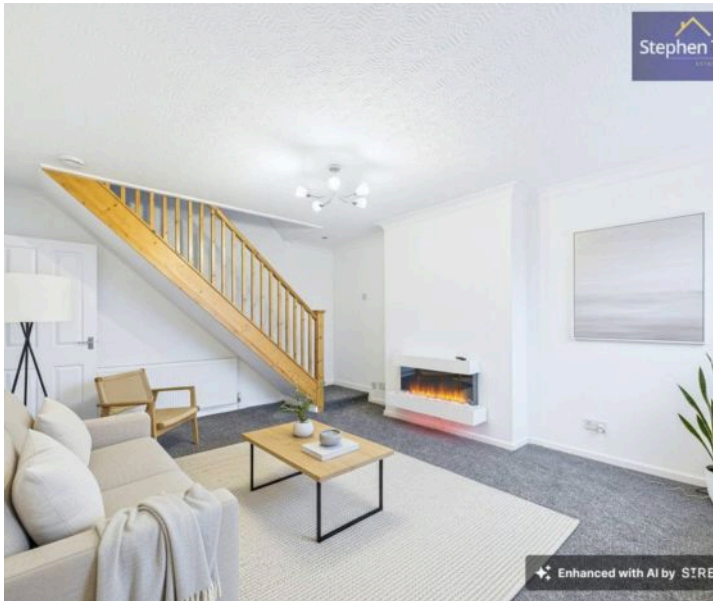




GARDEN

OFF STREET

1 Parking Space





Floor 1



Approximate total area⁽¹⁾
739 ft²
68.6 m²

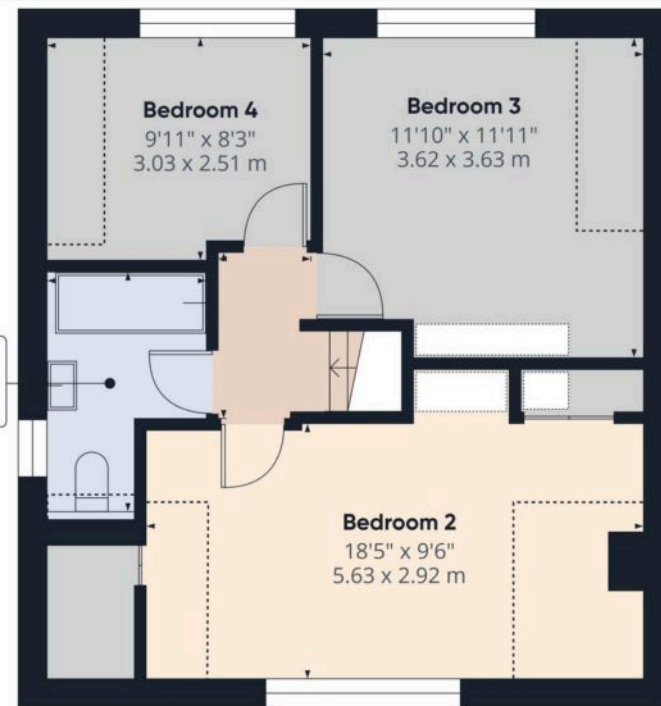
Reduced headroom
13 ft²
1.2 m²

(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 2



Approximate total area⁽¹⁾
475 ft²
44.2 m²

Reduced headroom
84 ft²
7.8 m²

(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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