



2 Curzon Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£150,000**

2 Curzon Road

Poulton-Le-Fylde, Poulton-Le-Fylde

This two-bedroom semi-detached house is ideally situated within close proximity to Poulton Town Centre, offering convenient access to local amenities, transport links, the park, and reputable schools. Upon entering the property through the entrance vestibule, you are welcomed into a comfortable lounge that provides a relaxing space for every-day living. The lounge flows seamlessly into the kitchen and dining room, which is generously sized to accommodate a large dining table, making it perfect for both family meals and entertaining guests. The kitchen is thoughtfully designed with ample storage and workspace, and it provides direct access to the rear garden. Upstairs, the landing leads to a spacious master bedroom, featuring a charming fireplace and built-in storage solutions. The second bedroom is well-proportioned and ideal for a guest room, nursery, or home office. The family bathroom is easily accessible from both bedrooms. Throughout the house there are period features, whilst built-in storage ensures practicality and convenience.

The property benefits from a large north-facing rear garden, offering a generous outdoor space that is ideal for relaxing, gardening, or entertaining during the warmer months. The garden is mainly laid to lawn, with established borders and mature shrubs providing privacy and a pleasant outlook. In the garden, you will find a versatile garage that is currently divided into a workshop and a utility area, offering additional storage and work space for hobbies or practical needs. The garden is securely enclosed, making it suitable for children and pets, and there is ample space for outdoor furniture, a play area, or even the potential to create a vegetable patch. The location of this property ensures that you are never far from the vibrant amenities of Poulton Town Centre, while still enjoying a peaceful residential setting with excellent outside space. This delightful home is perfect for first-time buyers, young families, or anyone seeking a characterful property with generous gardens in a sought-after location.

Council Tax band: B

Tenure: Freehold

- 2 Bedroom Semi Detached House in close proximity to Poulton Town Centre, close to local amenities, transport links, the park and schools
- The Entrance Vestibule leads into the Lounge and flows through to the





Entrance Vestibule

4' 2" x 3' 6" (1.26m x 1.07m)

Lounge

13' 2" x 11' 11" (4.01m x 3.63m)

Kitchen

10' 5" x 15' 1" (3.17m x 4.60m)

Landing

2' 11" x 6' 11" (0.90m x 2.11m)

Bedroom 1

13' 3" x 15' 0" (4.03m x 4.58m)

Bedroom 2

10' 5" x 7' 10" (3.18m x 2.39m)

Bathroom

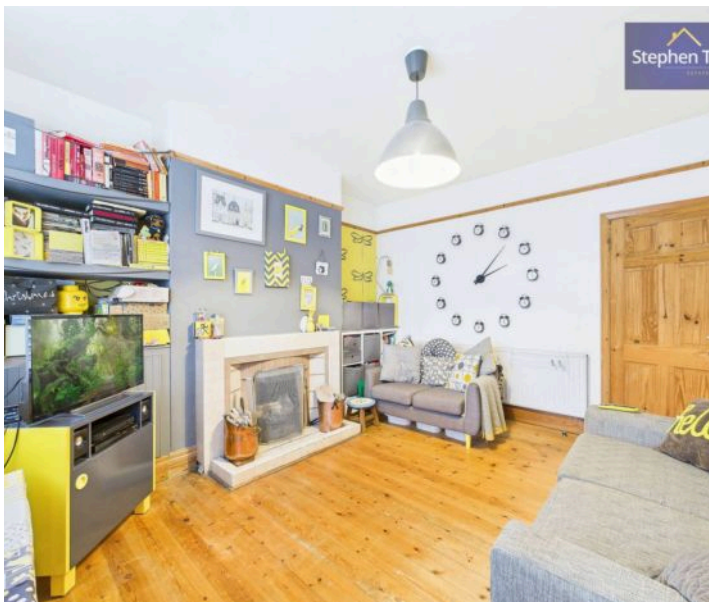
7' 1" x 6' 11" (2.16m x 2.12m)

Garage/Utility Room

5' 9" x 8' 10" (1.74m x 2.70m)

Garage/Office

7' 7" x 8' 11" (2.30m x 2.71m)





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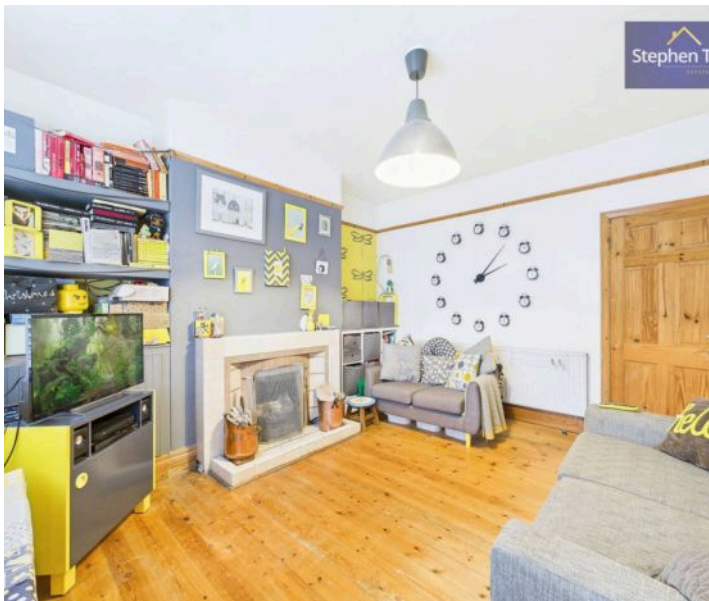
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GARDEN

ON STREET





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
785 ft²
72.9 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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Floor 1 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
344 ft²
32 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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