



10 Forest Brow Lane, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£230,000**

10 Forest Brow Lane

Poulton-Le-Fylde, Poulton-Le-Fylde

This beautifully presented three bedroom semi-detached house is situated in the sought-after area of Poulton-Le-Fylde, offering convenient access to local amenities, schools, and excellent transport links. Upon entering the property, you are welcomed by a bright entrance hallway that leads to a modern downstairs WC, a spacious lounge, and a contemporary kitchen and dining area. The kitchen is a true highlight, featuring a range of integrated appliances (including oven, hob, fridge freezer, and dishwasher), ample storage, and a stylish kitchen island with a marble countertop that provides both a practical workspace and a sociable breakfast bar. Upstairs, the property comprises a generous master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a sleek family bathroom. The interiors are finished to a high standard throughout, with neutral décor and quality fittings, making this an ideal home for families or professionals seeking comfort and style. The property also benefits from off-road parking to the front, providing convenience for multiple vehicles.

Outside, the property offers a pleasant and secure rear garden, perfect for relaxing or entertaining family and friends. The garden is mainly laid to lawn, with a paved patio area that is ideal for outdoor dining or summer barbeques. Fencing to the boundaries provides privacy and security, making this a safe space for children and pets to enjoy. There is also gated side access, allowing for easy movement between the front and rear of the property. The front garden is attractively landscaped with low-maintenance planting, enhancing the property's kerb appeal. The off-road parking area is finished with a durable surface, ensuring ease of access and minimal upkeep. With its well-maintained outdoor spaces, this property is perfectly suited to those who value both indoor comfort and the benefits of private outdoor living. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

- 3 bedroom Semi-Detached House in Poulton-Le-Fylde, close to local amenities and transport links.
- Entrance leading to WC, Lounge and Kitchen / Diner.
- Stairs to Bedroom 1 with En-suite, 2 further bedrooms and family bathroom.





Wc

5' 8" x 3' 3" (1.72m x 0.99m)

Lounge

9' 10" x 8' 0" (2.99m x 2.44m)

Hallway

9' 9" x 4' 2" (2.97m x 1.26m)

Kitchen / Diner

18' 5" x 15' 11" (5.62m x 4.86m)

Bathroom

5' 2" x 6' 10" (1.57m x 2.09m)

Landing

Bedroom 1

13' 10" x 8' 6" (4.22m x 2.58m)

En-suite

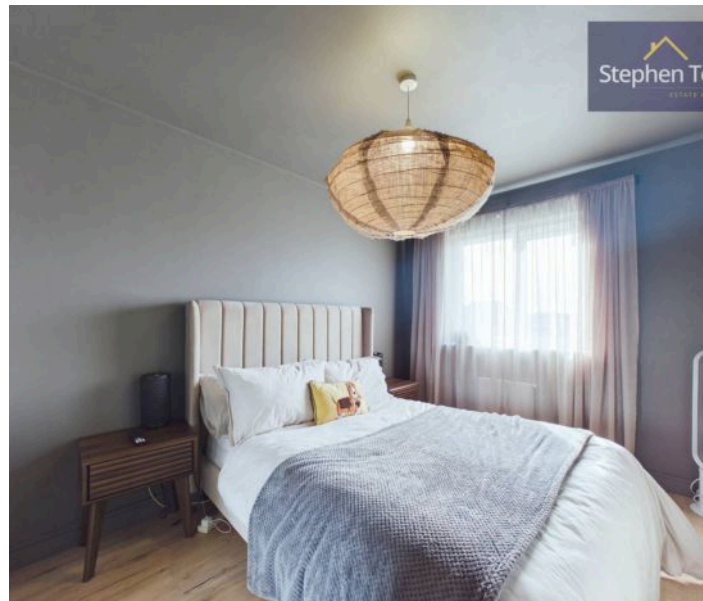
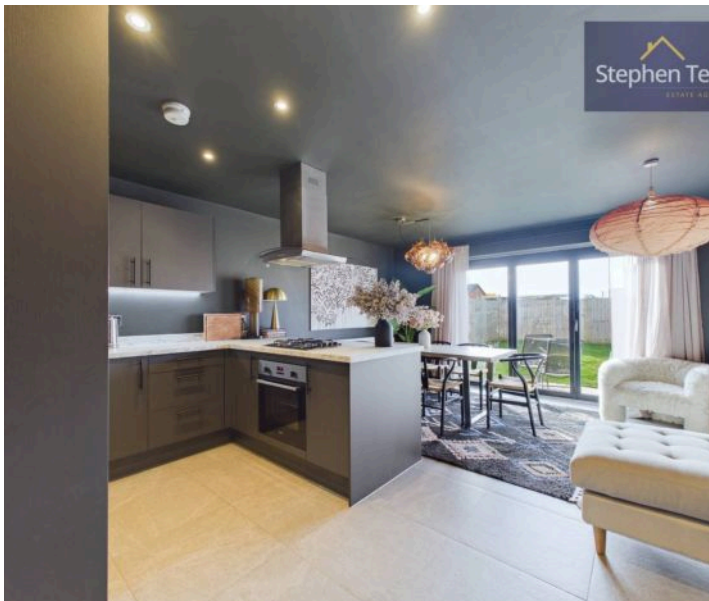
6' 5" x 7' 9" (1.96m x 2.35m)

Bedroom 2

9' 10" x 8' 8" (2.99m x 2.64m)

Bedroom 3

10' 3" x 6' 9" (3.13m x 2.07m)





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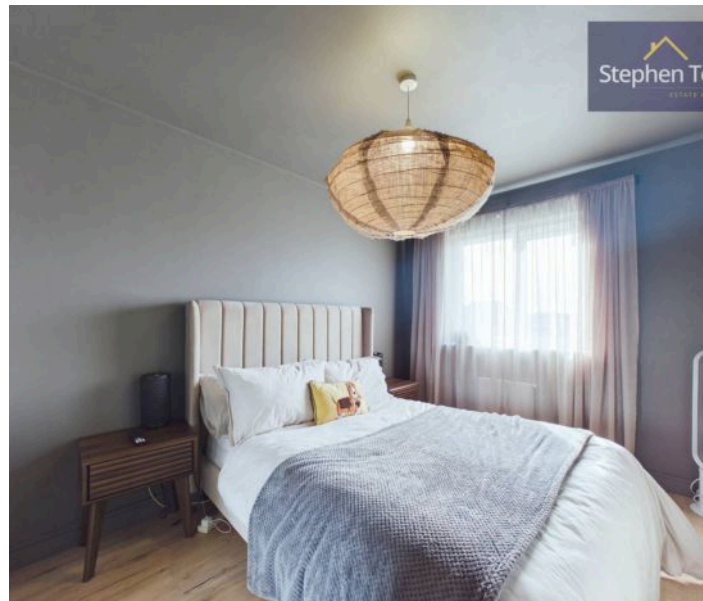
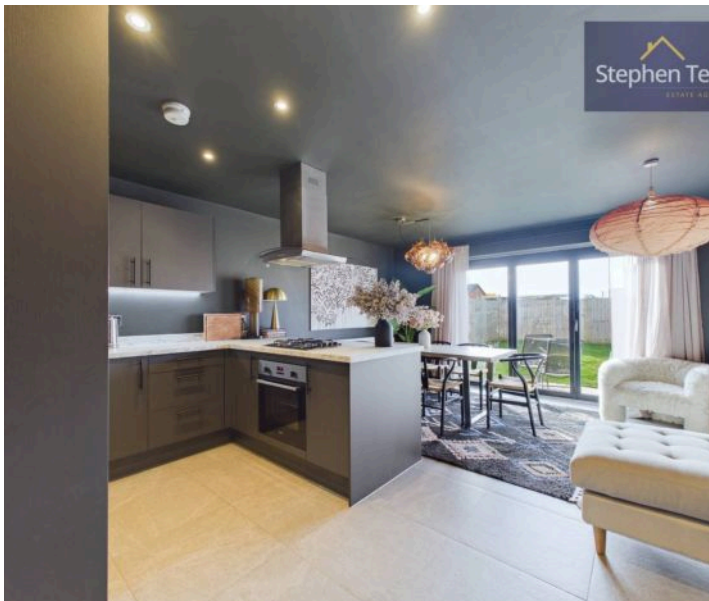
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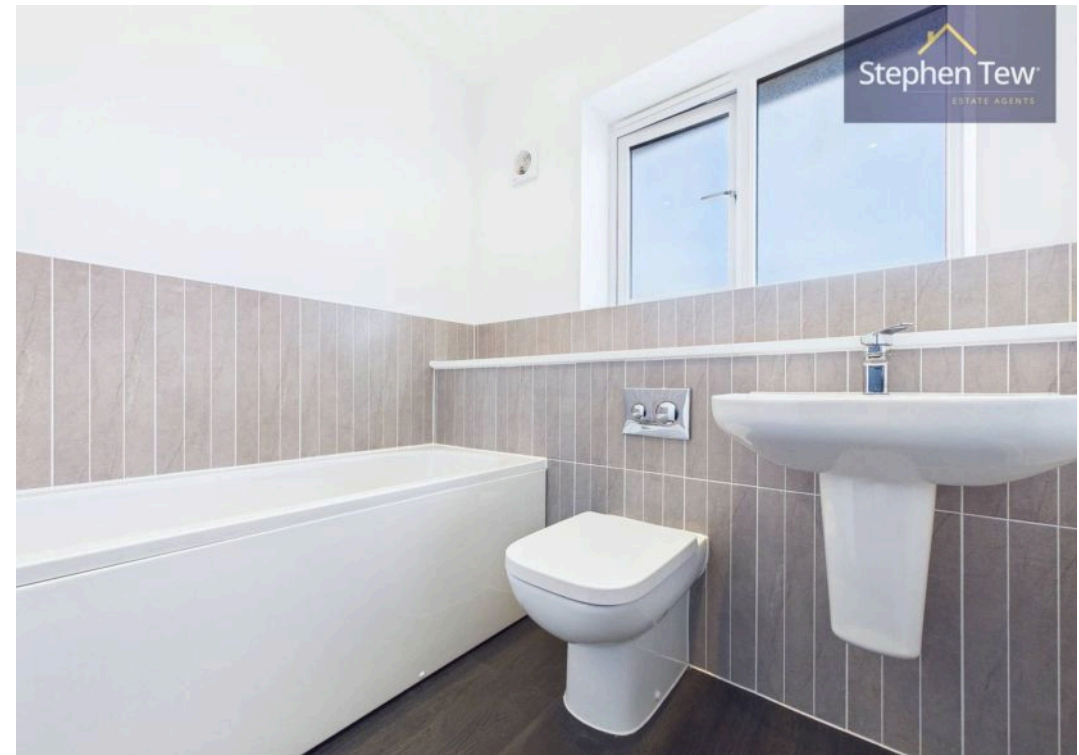
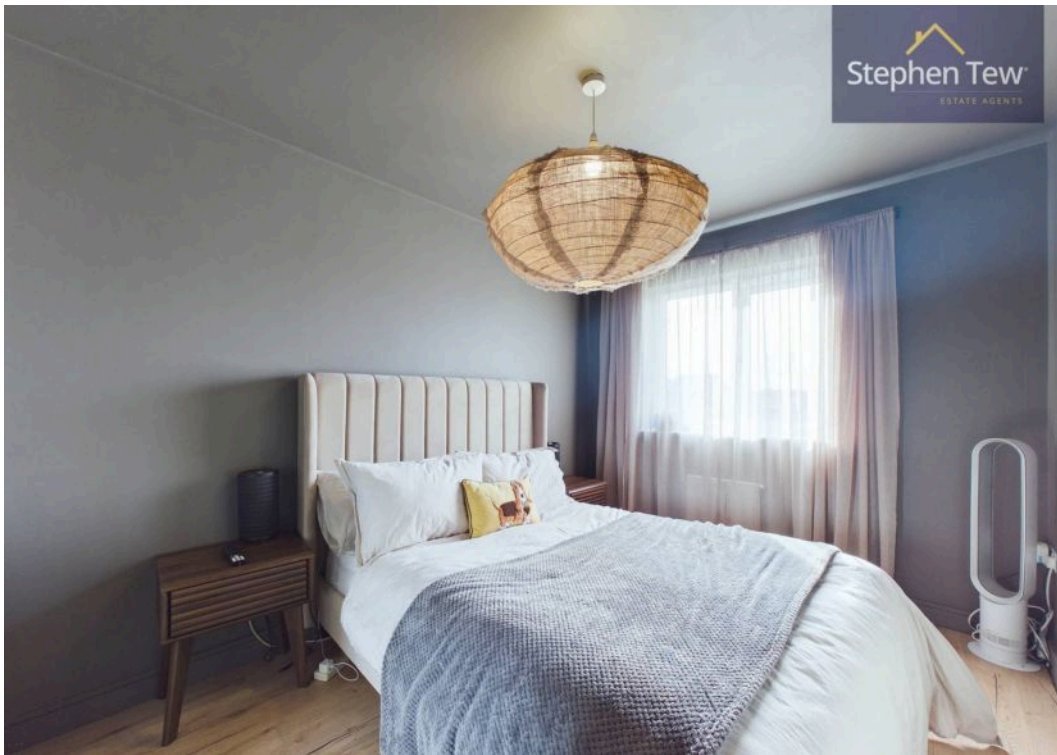
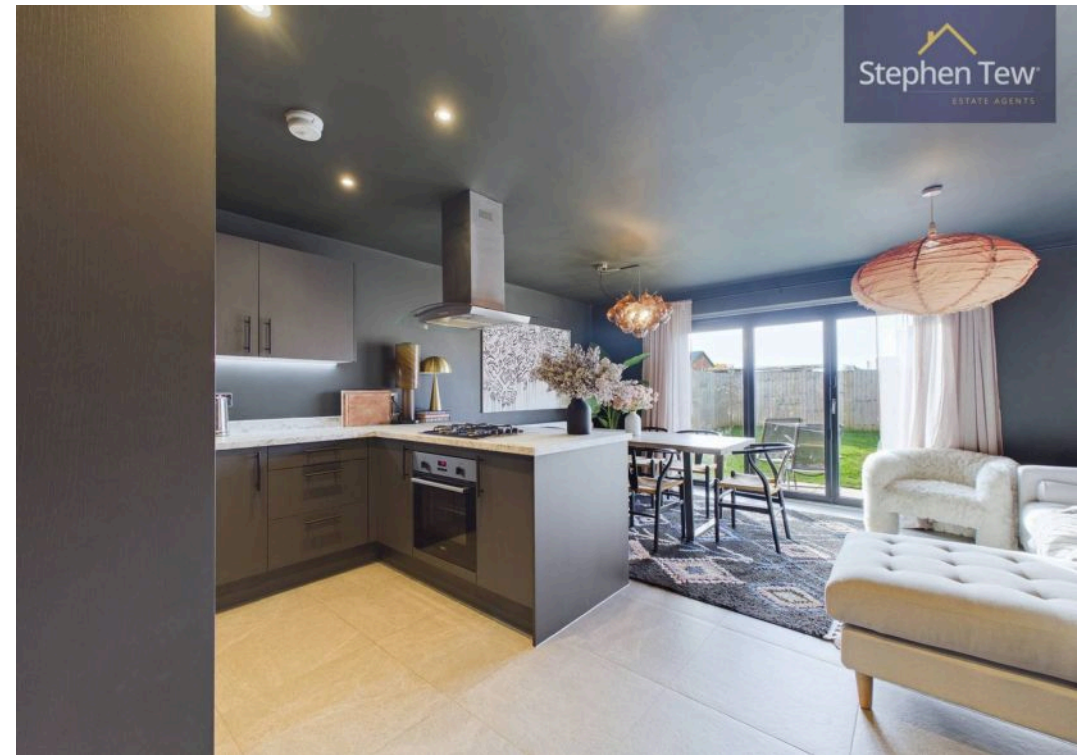
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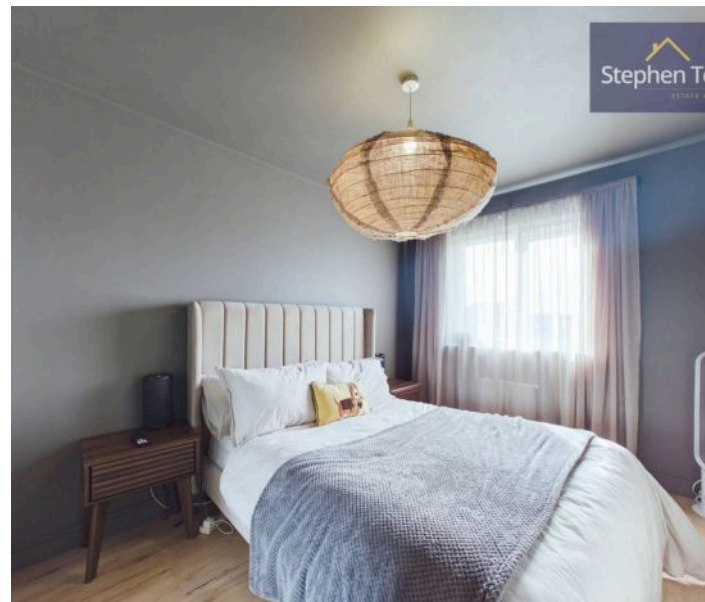
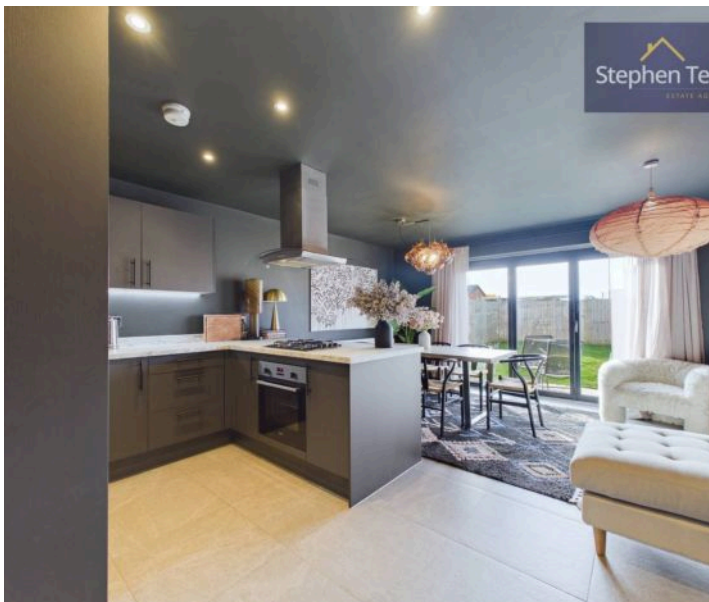


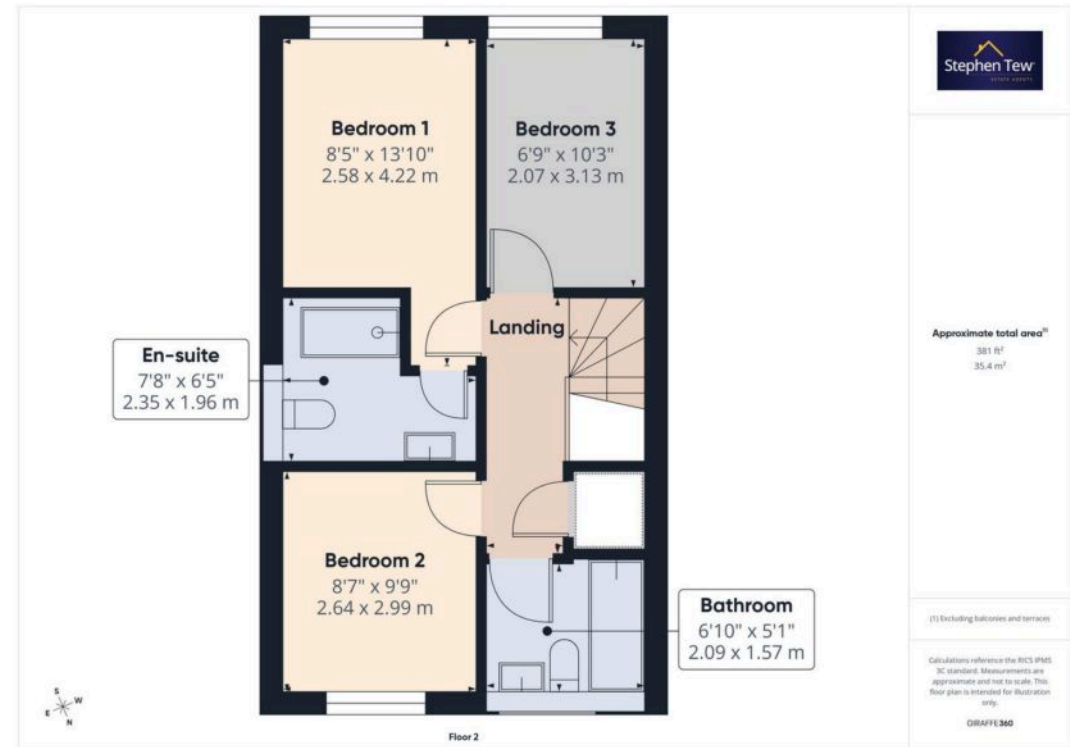


GARDEN

DRIVEWAY

2 Parking Spaces







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