



26 Westby Way, Poulton-Le-Fylde

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Offers Over **£200,000**

26 Westby Way

Poulton-Le-Fylde

This well-presented two-bedroom semi-detached bungalow offers an excellent opportunity to acquire a home in a desirable residential location, ideal for those seeking comfortable single-level living. Upon entering, you are greeted by a welcoming entrance hallway, which leads into the generously sized lounge, perfect for relaxing or entertaining guests. The dining kitchen is thoughtfully designed to provide ample storage, making it a practical and sociable area for every-day living. Adjacent to the kitchen, the bright conservatory offers a versatile space that can be enjoyed year-round, whether as a dining area, reading room or home office. Both bedrooms are well-proportioned, providing comfortable accommodation for residents or guests, while the bathroom features a modern suite with quality fittings. The property further benefits from a loft, offering additional storage or the potential for future development (subject to necessary consents). Throughout the home, uPVC double glazing ensures energy efficiency and a quiet, comfortable environment. For those with vehicles, the driveway and garage provide off-road parking for multiple cars, enhancing both security and convenience. This attractive bungalow combines practical features with a well-considered layout, making it suitable for a range of buyers, including downsizers, small families or professionals. With its sought-after location, excellent specification and flexible living spaces, this property represents a rare opportunity to secure a quality home in a popular area. Early viewing is highly recommended to fully appreciate the space, comfort and lifestyle on offer.

Council Tax band: C

Tenure: Freehold

- Semi Detached Bungalow in a desirable residential location
- Entrance Hallway, Dining Kitchen, Conservatory, Lounge, 2 Bedrooms, Bathroom, Loft
- West Facing Enclosed Rear Garden
- Driveway and Garage for multiple vehicles
- uPVC Double Glazing





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Entrance Hallway

13' 11" x 3' 10" (4.25m x 1.17m)

Dining Kitchen

6' 7" x 19' 3" (2.01m x 5.86m)

Conservatory

14' 8" x 9' 8" (4.46m x 2.94m)

Lounge

11' 6" x 14' 0" (3.51m x 4.26m)

Bedroom 1

9' 2" x 10' 11" (2.80m x 3.32m)

Bedroom 2

8' 5" x 10' 4" (2.57m x 3.16m)

Bathroom

7' 3" x 5' 3" (2.21m x 1.60m)

Loft

23' 0" x 9' 3" (7.01m x 2.82m)



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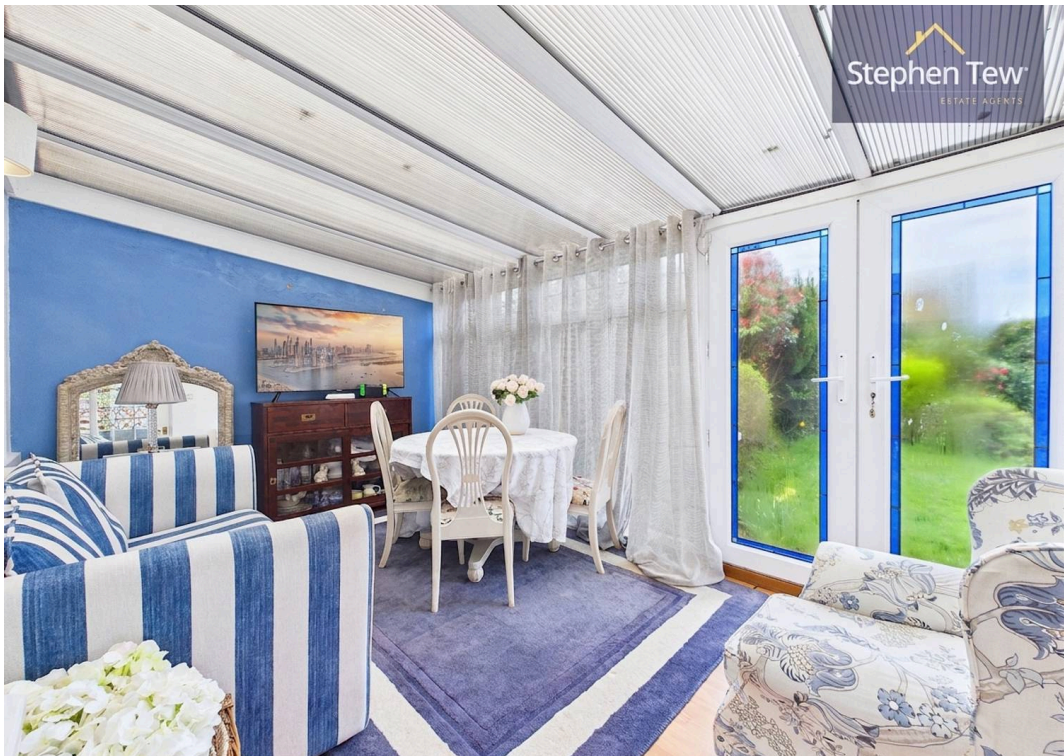
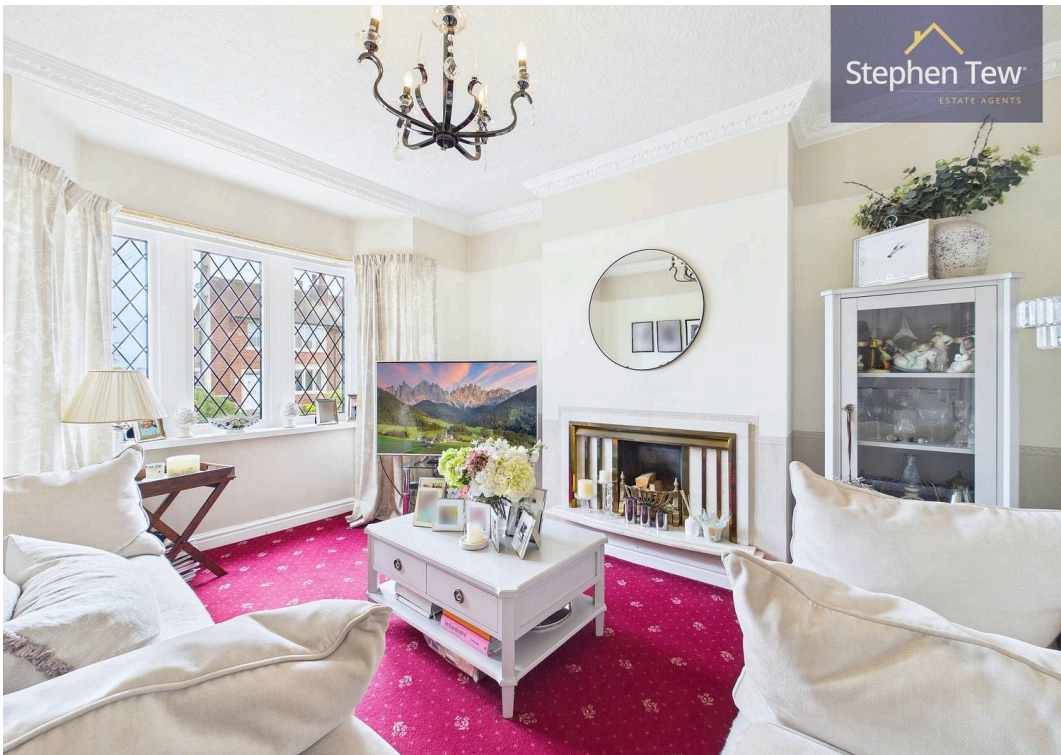
Bedroom 1
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REAR GARDEN

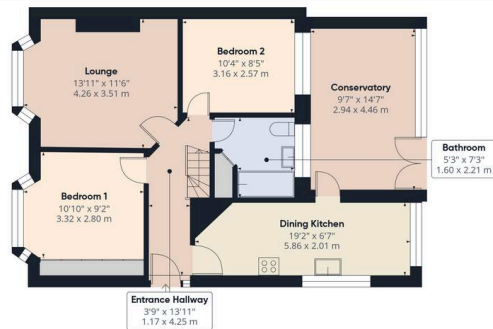
GARAGE

Single Garage

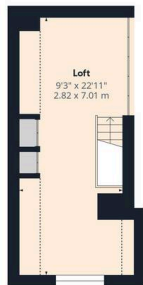
DRIVEWAY

2 Parking Spaces





Floor 1



Floor 2



Approximate total area⁽¹⁾

925 ft²
86 m²

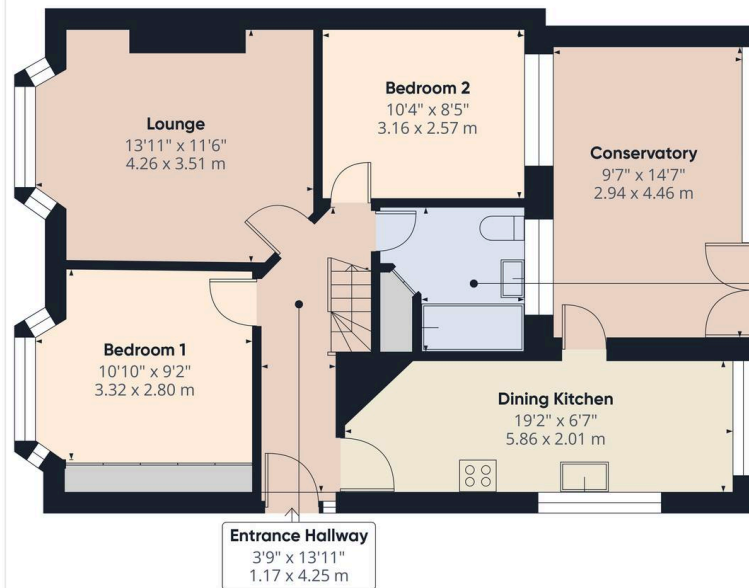
Reduced headroom
38 ft²
3.5 m²

(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.

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Floor 1



Approximate total area⁽¹⁾

721 ft²
67 m²

Reduced headroom
4 ft²
0.4 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.

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