



**19 Tithebarn Place, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£190,000**

# 19 Tithebarn Place

Poulton-Le-Fylde, Poulton-Le-Fylde

This well presented three bedroom semi detached house is ideally situated on a quiet cul-de-sac in a highly desirable location, making it an excellent choice for families and professionals alike. Upon entering the property, you are welcomed by a spacious entrance hallway that leads to a bright and comfortable lounge, featuring a Valour gas fire that remains under guarantee, perfect for relaxing evenings. The dining room provides ample space for entertaining guests or enjoying family meals. Off the Hallway you will find the fitted kitchen equipped with practical storage and work surfaces. Upstairs, the landing gives access to three well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or nursery, depending on your needs. The contemporary bathroom is fitted with quality fixtures and offers a comfortable space for daily routines. The loft is partially boarded, fully insulated and accessed via a pulldown ladder, providing valuable additional storage or potential for further development (subject to the necessary consents). The property benefits from gas central heating, powered by a six year old Baxi boiler which still has two years remaining on its warranty, ensuring peace of mind and efficient heating throughout the home. Safety features include fitted smoke alarms and a recent fire safety check completed by the fire brigade, offering reassurance for residents. The front garden presents potential for off road parking (subject to the necessary permissions), adding further convenience for homeowners.

Council Tax band: B

Tenure: Freehold

- Well Presented Semi Detached House located on a quiet cul-de-sac in a desirable location
- Entrance Hallway, Lounge, Dining Room, Fitted Kitchen
- Landing, 3 Bedrooms, Bathroom
- Loft Partially Boarded with Pulldown Ladder and Fully Insulated
- Private North West Facing Rear Garden with Shed
- Front Garden Offers Potential for Off Road Parking





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**Entrance Hallway**  
11' 10" x 4' 0" (3.61m x 1.22m)

**Lounge**  
12' 0" x 10' 2" (3.66m x 3.11m)

**Dining Room**  
9' 1" x 7' 10" (2.76m x 2.38m)

**Kitchen**  
9' 1" x 7' 10" (2.78m x 2.39m)

**Landing**  
7' 0" x 2' 8" (2.13m x 0.81m)

**Bedroom 1**  
12' 3" x 9' 10" (3.74m x 2.99m)

**Bedroom 2**  
9' 2" x 9' 11" (2.79m x 3.03m)

**Bedroom 3**  
8' 8" x 5' 11" (2.63m x 1.81m)

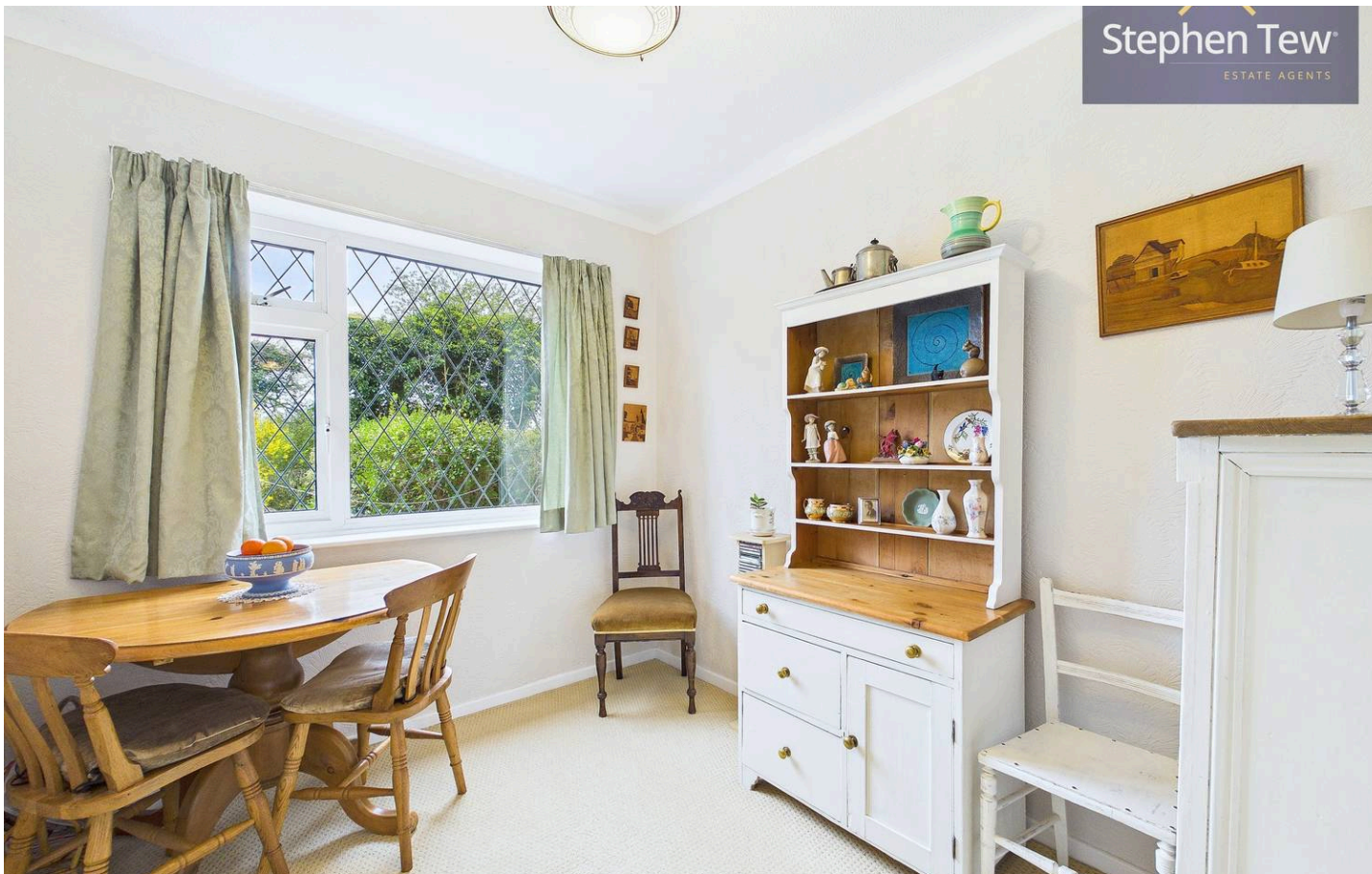
**Bathroom**  
7' 5" x 5' 11" (2.25m x 1.80m)



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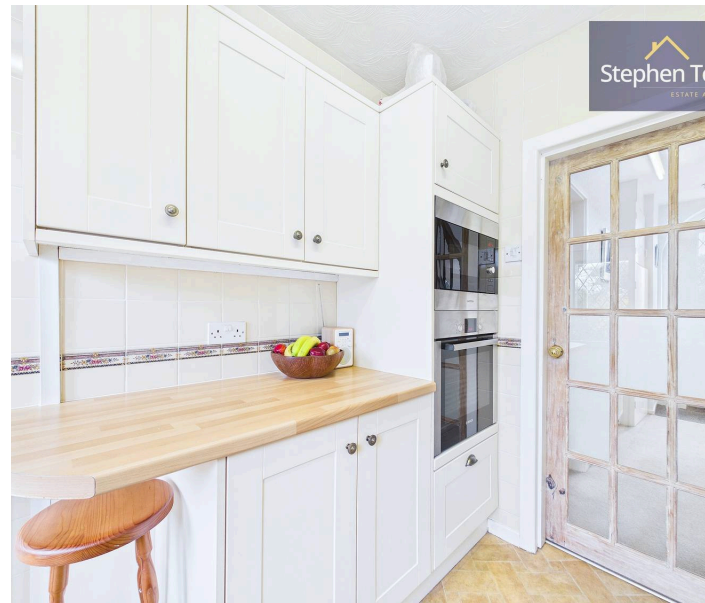
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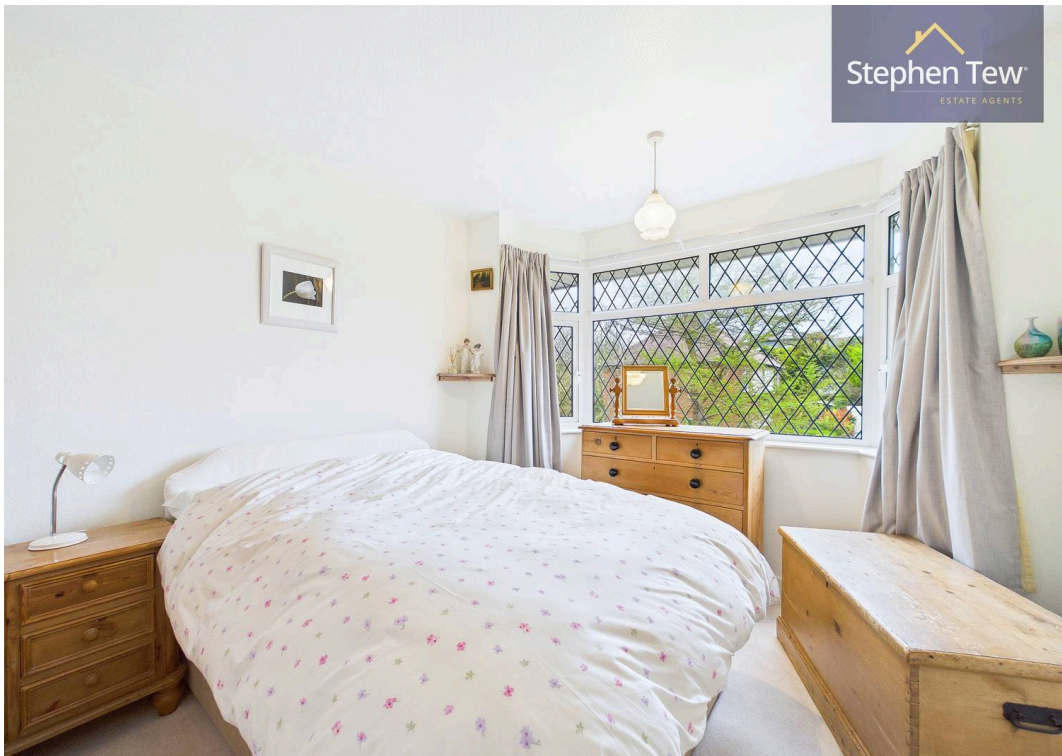
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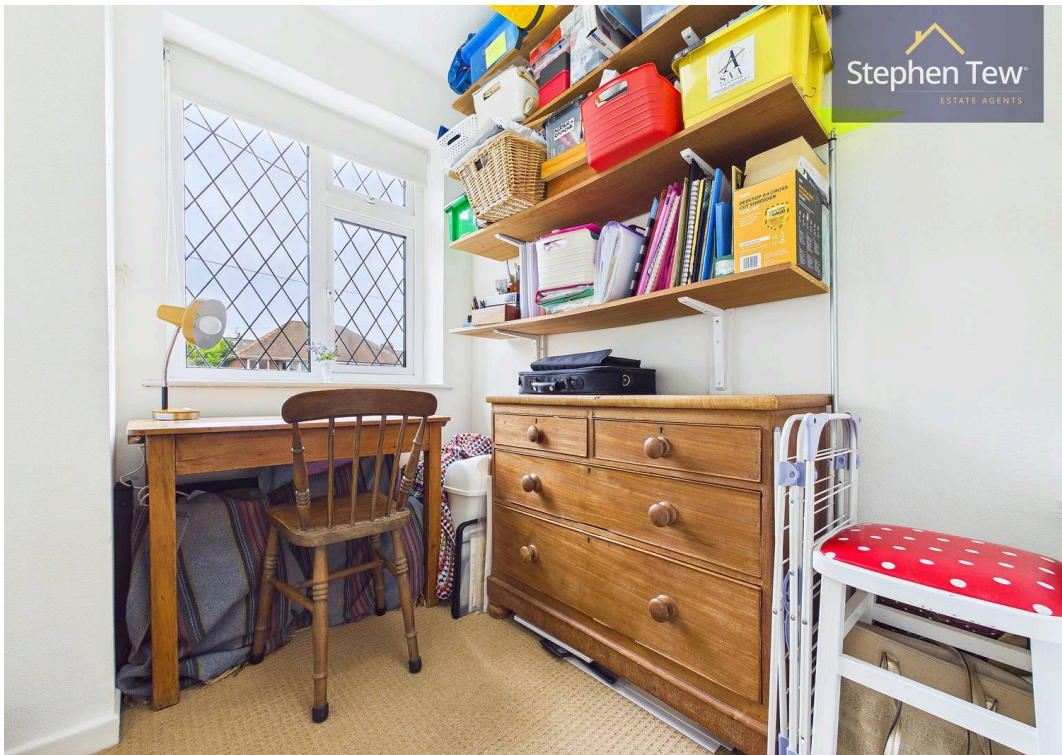




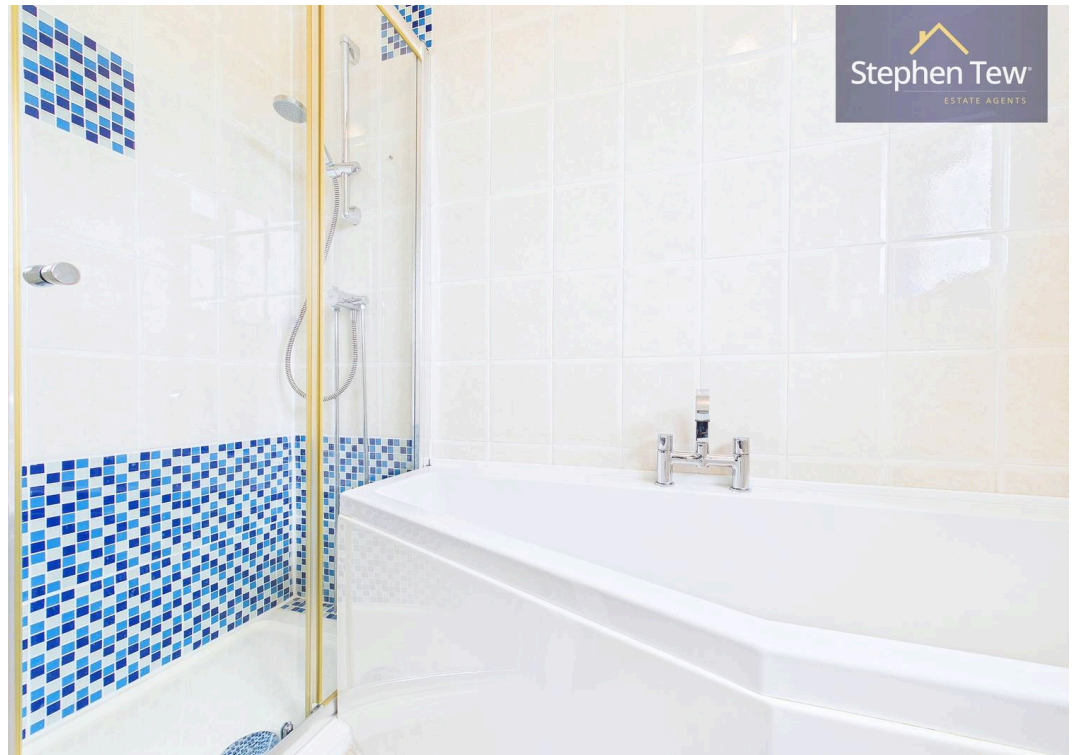
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REAR GARDEN

ON STREET

1 Parking Space







## Stephen Tew Estate Agents

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