



33 Ashton Avenue, Knott End-On-Sea

Poulton-Le-Fylde

Offers Over **£240,000**

33 Ashton Avenue

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

This three-bedroom detached bungalow is situated in a highly desirable residential location, offering spacious and versatile accommodation ideal for a range of buyers. Upon entering, you are welcomed into the living room, perfect for relaxing or entertaining guests. The property flows through to the dining room which provides an excellent space for formal dining, while the additional lounge offers further flexibility for family life. The fitted dining kitchen is well-equipped with ample storage and workspace, making it the heart of the home for every-day meals and gatherings. The property features a well-proportioned main bedroom, a family bathroom, and a useful utility room for added convenience. A dedicated office provides an ideal setting for home working or study. The second bedroom benefits from its own en-suite, offering privacy and comfort for guests or family members. Stairs lead to the third bedroom, providing a peaceful retreat that could also serve as a hobby room or additional workspace if required. The property includes a garage and a driveway with capacity for multiple vehicles, ensuring ample off-street parking. This attractive bungalow is offered with no onward chain, allowing for a smooth and swift purchase process. The layout and generous proportions throughout create a welcoming and practical home, ready for its next chapter. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer in this sought-after residential setting.

Council Tax band: D

Tenure: Freehold

- Detached Bungalow Situated in Desirable Residential Location
- Living Room, Dining Room, Lounge, Hallway, Fitted Dining Kitchen
- Family Bathroom, Bedroom, Utility Room
- Office, 2nd Bedroom with En-suite
- Stairs and Landing Leading to the 3rd Bedroom
- South East Facing Private and Enclosed Rear Garden, South Facing Side Garden
- Garage and Driveway for Off Street Parking with Capacity for Multiple Vehicles
- No Onward Chain





Living Room

11' 2" x 10' 8" (3.40m x 3.25m)

Dining Room

15' 7" x 10' 11" (4.74m x 3.32m)

Lounge

15' 2" x 13' 10" (4.63m x 4.22m)

Hallway

6' 6" x 9' 11" (1.99m x 3.01m)

Dining Kitchen

9' 5" x 10' 11" (2.86m x 3.33m)

Bathroom

8' 4" x 6' 11" (2.54m x 2.10m)

Bedroom 1

13' 7" x 9' 11" (4.13m x 3.03m)

Utility Room

27' 8" x 5' 6" (8.44m x 1.68m)

Office

9' 1" x 8' 3" (2.78m x 2.52m)

Bedroom 2

9' 1" x 9' 7" (2.78m x 2.93m)

En-suite

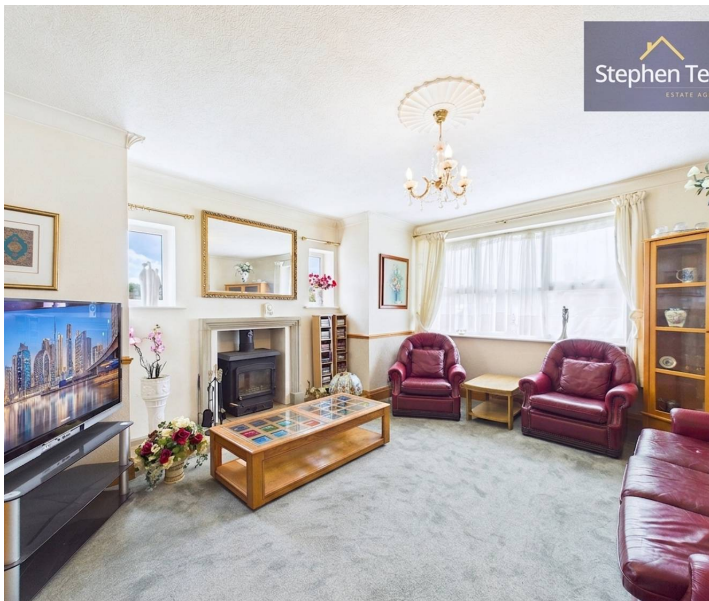
9' 1" x 3' 10" (2.77m x 1.18m)

Landing

3' 2" x 7' 1" (0.97m x 2.15m)

Bedroom 3

19' 2" x 10' 9" (5.84m x 3.28m)





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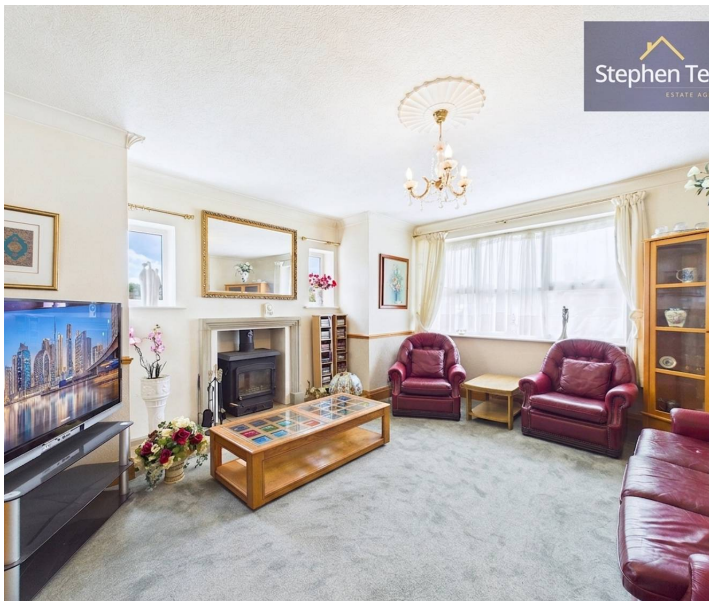
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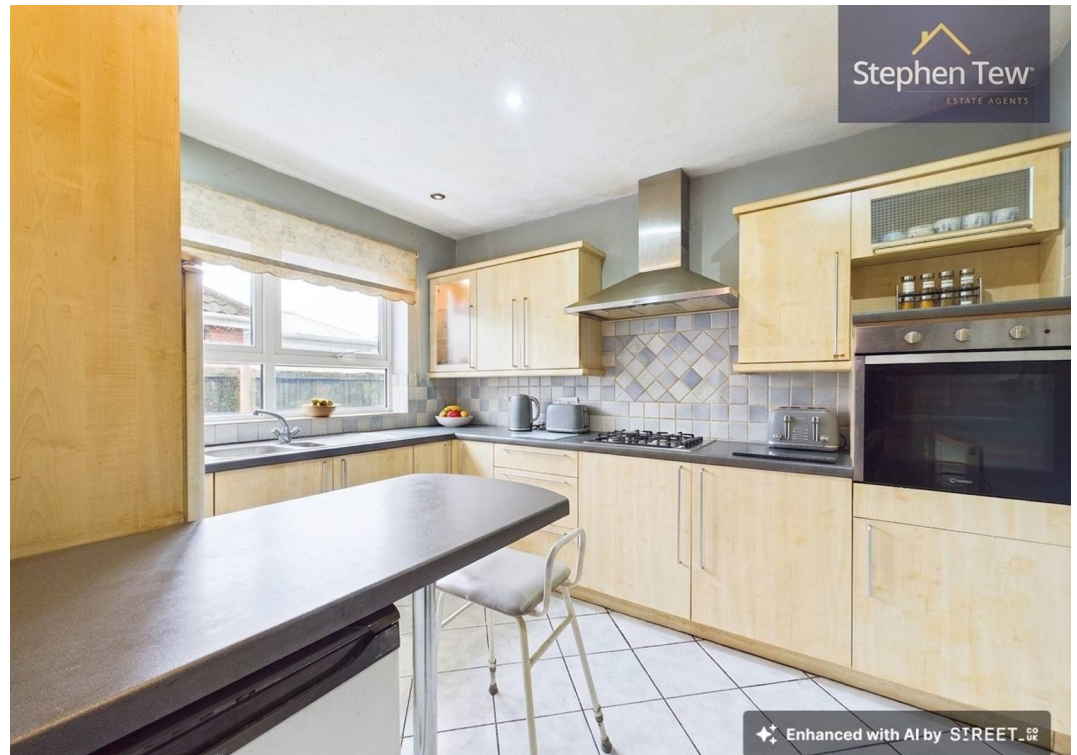
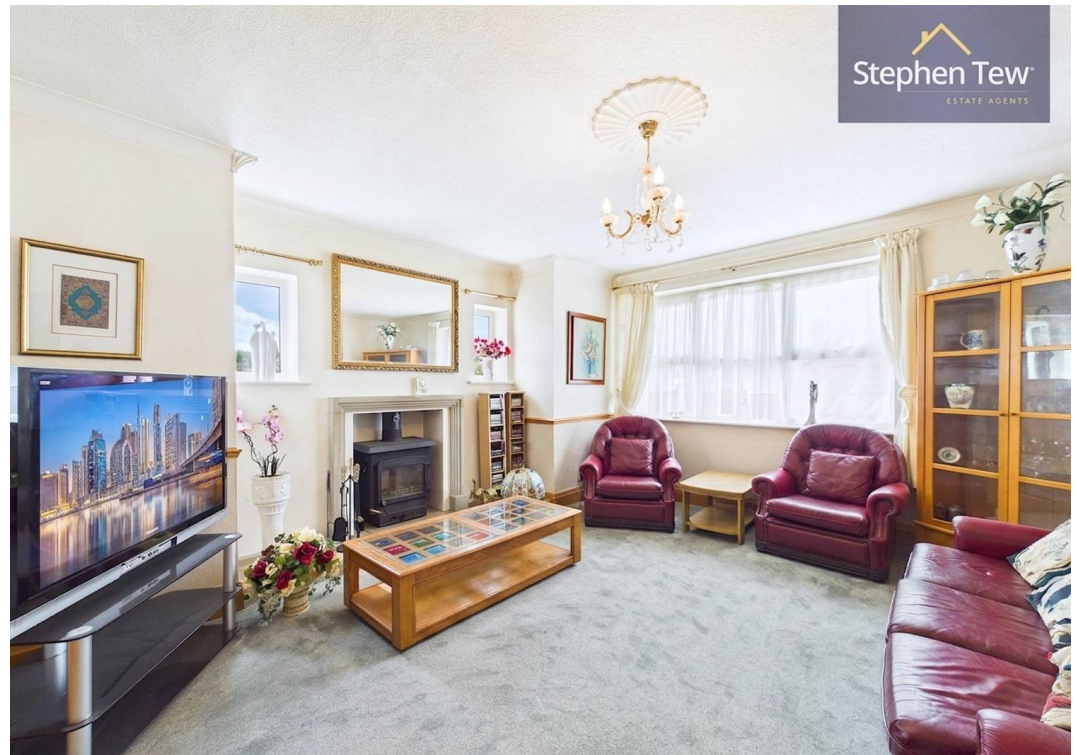
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REAR GARDEN

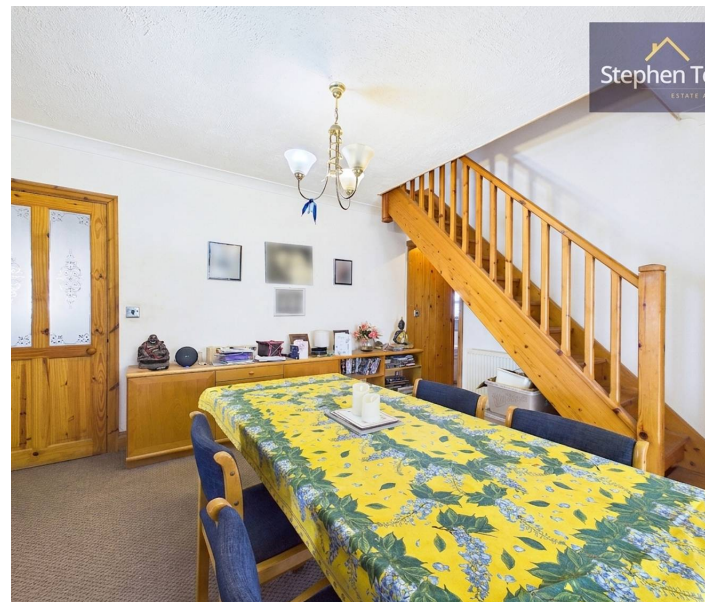
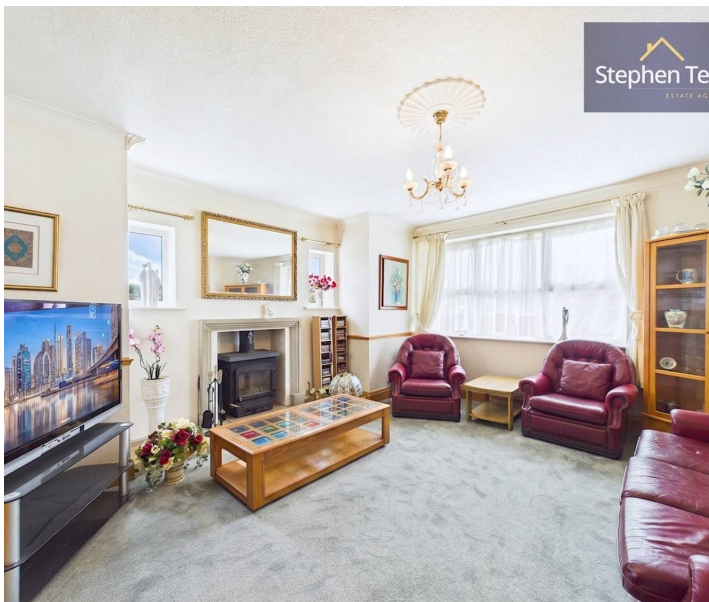
GARDEN

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces





Floor 1



Floor 2



Approximate total area⁽¹⁾
1585 ft²
147.1 m²
Reduced headroom
133 ft²
12.3 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⁾
1356 ft²
125.9 m²
Reduced headroom
9 ft²
0.9 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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