



Mains Lane, Poulton-Le-Fylde

Offers Over £325,000



# Mains Lane

## Poulton-Le-Fylde

This beautifully presented 3-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering through the welcoming porch, you are greeted by a spacious hallway leading to the lounge, dining room, and a contemporary kitchen with high-end integrated appliances. The conservatory adds an extra touch of elegance, while the office/utility room provides flexibility for varied usage and the added bonus of a ground floor WC. Upstairs, the property boasts four well-proportioned bedrooms, with fitted wardrobes in one, a Juliet-style balcony and en-suite to the master bedroom, and a stylish 3-piece suite bathroom. The property also features a garage and off-road parking for multiple vehicles, catering to convenience and practicality.

Outside, the property continues to impress with a gravelled driveway to the front, providing off road parking for multiple cars, and an enclosed rear garden offering a delightful retreat. The spacious garden features wooden decking, a lush lawn, and a handy wooden shed for storage. Residents will appreciate the access to the garage from the garden, making storage solutions a breeze.

Viewing is highly recommended to appreciate this wonderful family home.

Council Tax band: D

Tenure: Freehold

- Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Office/Utility Room, GF WC
- Modern Kitchen with integrated microwave, 6 ring SMEG hob, electric oven, dishwasher
- Landing, 4 Bedrooms, Fitted Wardrobes in one and En-Suite to the Master Bedroom, 3 Piece Suite Bathroom
- Garage and Off Road Parking for multiple cars







#### Entrance Porch

#### Hallway

#### Lounge

11' 2" x 14' 5" (3.41m x 4.40m)

#### Dining Room

10' 4" x 13' 11" (3.14m x 4.23m)

#### Kitchen

21' 2" x 12' 5" (6.45m x 3.78m)

#### Conservatory

7' 10" x 11' 6" (2.38m x 3.51m)

#### Office/Utility Room

7' 5" x 6' 3" (2.25m x 1.91m)

#### GF WC

7' 6" x 3' 2" (2.28m x 0.97m)

#### Landing

#### Bedroom 1

11' 3" x 21' 2" (3.42m x 6.46m)

#### En-suite

11' 1" x 9' 5" (3.38m x 2.86m)

#### Bedroom 2

9' 11" x 11' 9" (3.03m x 3.57m)

#### Bedroom 3

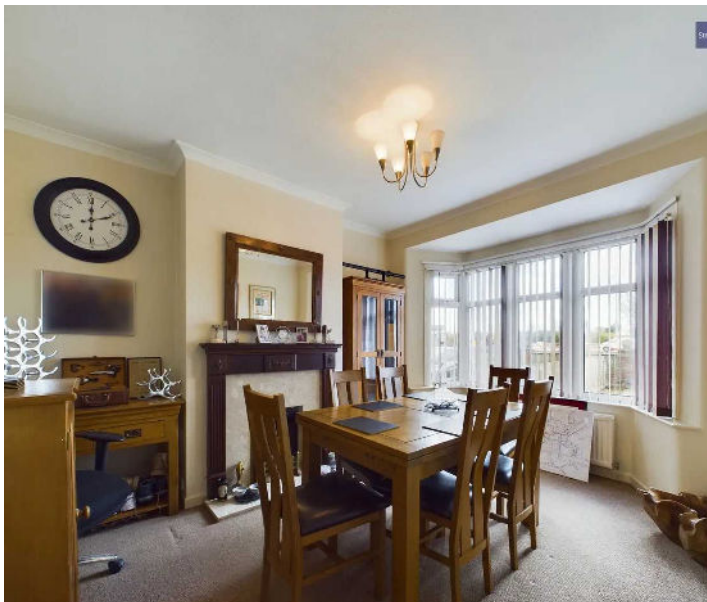
9' 5" x 12' 5" (2.87m x 3.78m)

#### Bedroom 4

6' 3" x 7' 7" (1.91m x 2.30m)

#### Bathroom

6' 10" x 8' 6" (2.09m x 2.58m)



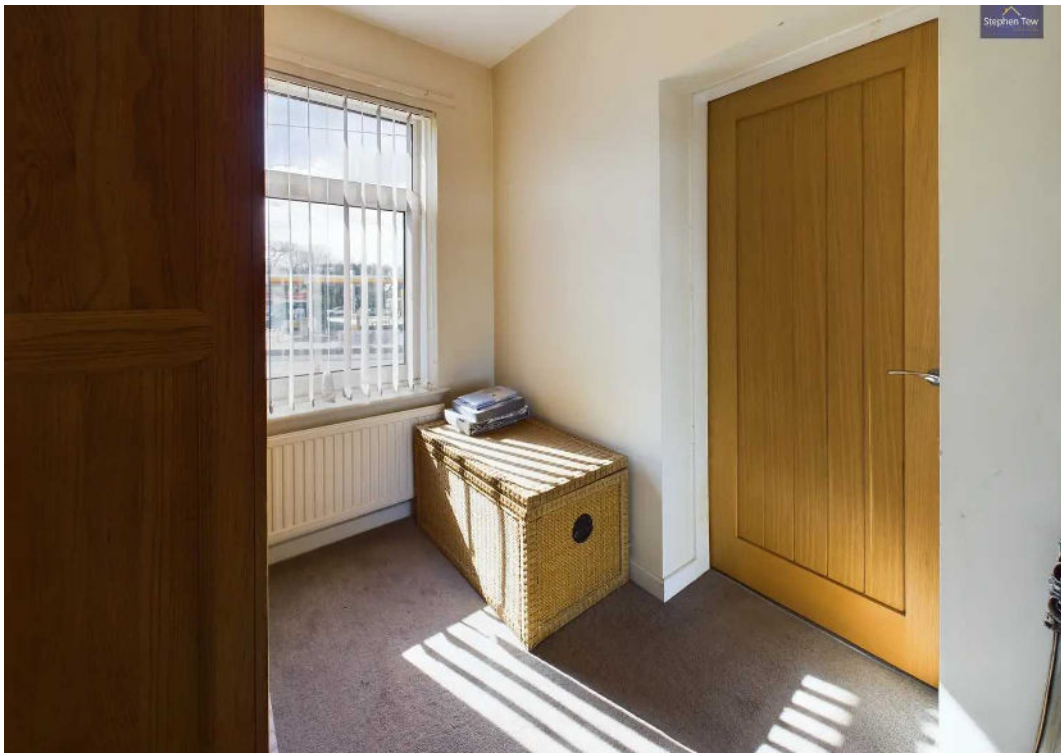
















#### **FRONT GARDEN**

Gravelled driveway to the front of the property.

#### **REAR GARDEN**

Enclosed garden to the rear with wooden decking, laid to lawn, wooden shed for storage and access to the garage.

#### **GARAGE**

Single Garage

#### **OFF STREET**

4 Parking Spaces

Off Road Parking to the front of the property for multiple cars.









## Stephen Tew Estate Agents

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