



58 The Conifers, Hambleton

Poulton-Le-Fylde

Offers Over **£50,000**

58 The Conifers

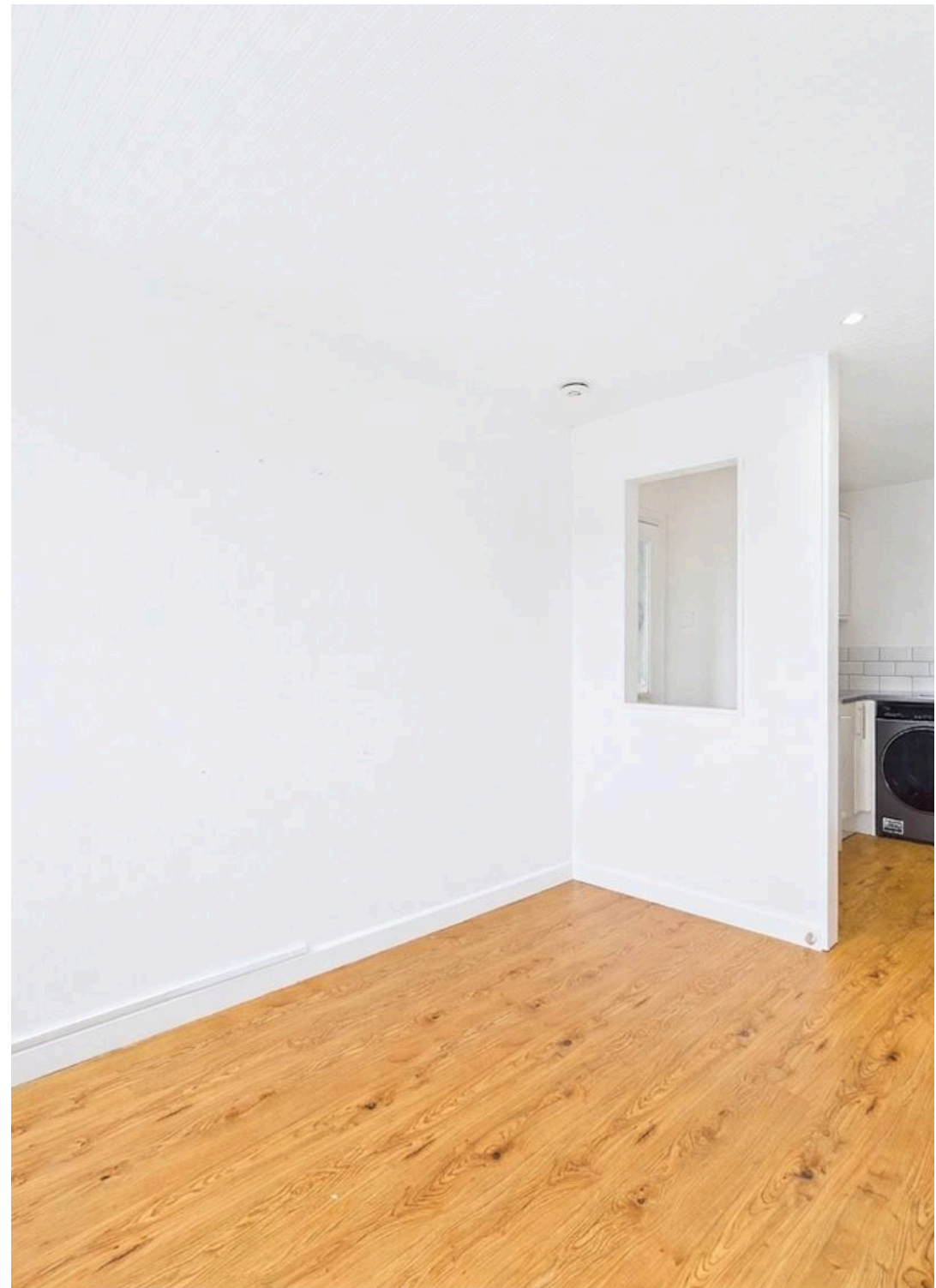
Hambleton, Poulton-Le-Fylde

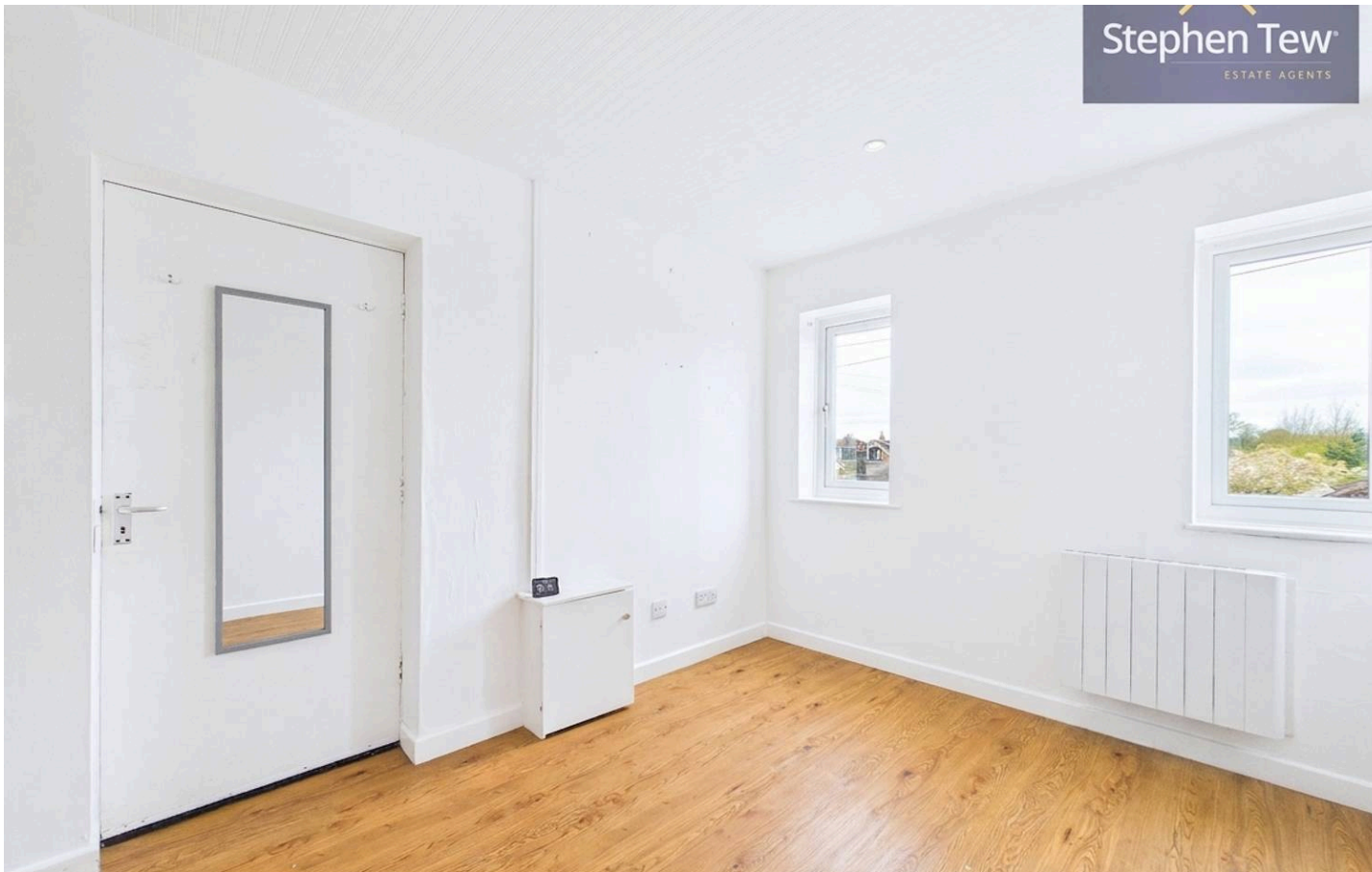
Situated in a highly sought after residential location, this well-presented first floor one bedroom flat offers an excellent opportunity for first time buyers, investors, or those seeking a convenient and comfortable home. The property is accessed via a tidy communal hallway, which leads to a welcoming entrance. Inside, the flat features a spacious and light-filled kitchen and living area, thoughtfully designed to provide a versatile space for both relaxing and entertaining. The kitchen is well-appointed with a fitted units and integrated appliances, offering ample worktop space for meal preparation. The living area benefits from a bright aspect, creating a pleasant environment throughout the day. The double bedroom is generously proportioned, providing plenty of space for bedroom furniture and storage solutions. The bathroom is modern and neutrally decorated, featuring a white suite with a bath and shower over, wash basin, and WC. The property benefits from double glazing and electric heating, ensuring comfort and energy efficiency all year round. Residents enjoy access to a south-west facing communal garden (ideal for relaxing or socialising), and the flat benefits from an allocated parking space positioned conveniently at the rear of the building. Offered with no onward chain, this property represents a straightforward purchase with immediate availability. The flat is ideally located for access to local amenities, shops, and public transport links, making it perfect for those who value convenience and connectivity. Whether you are looking to step onto the property ladder or add to your investment portfolio, this first floor flat combines modern living with practical features in a desirable setting. Early viewing is highly recommended to appreciate the accommodation and lifestyle this property offers.

Council Tax band: A

Tenure: Leasehold

- First Floor Flat in a sought after residential location
- Communal Hallway, Kitch/Living Area, Bedroom, Bathroom
- South-West Facing Communal Gardens
- Allocated Parking at the Rear
- No Onward Chain





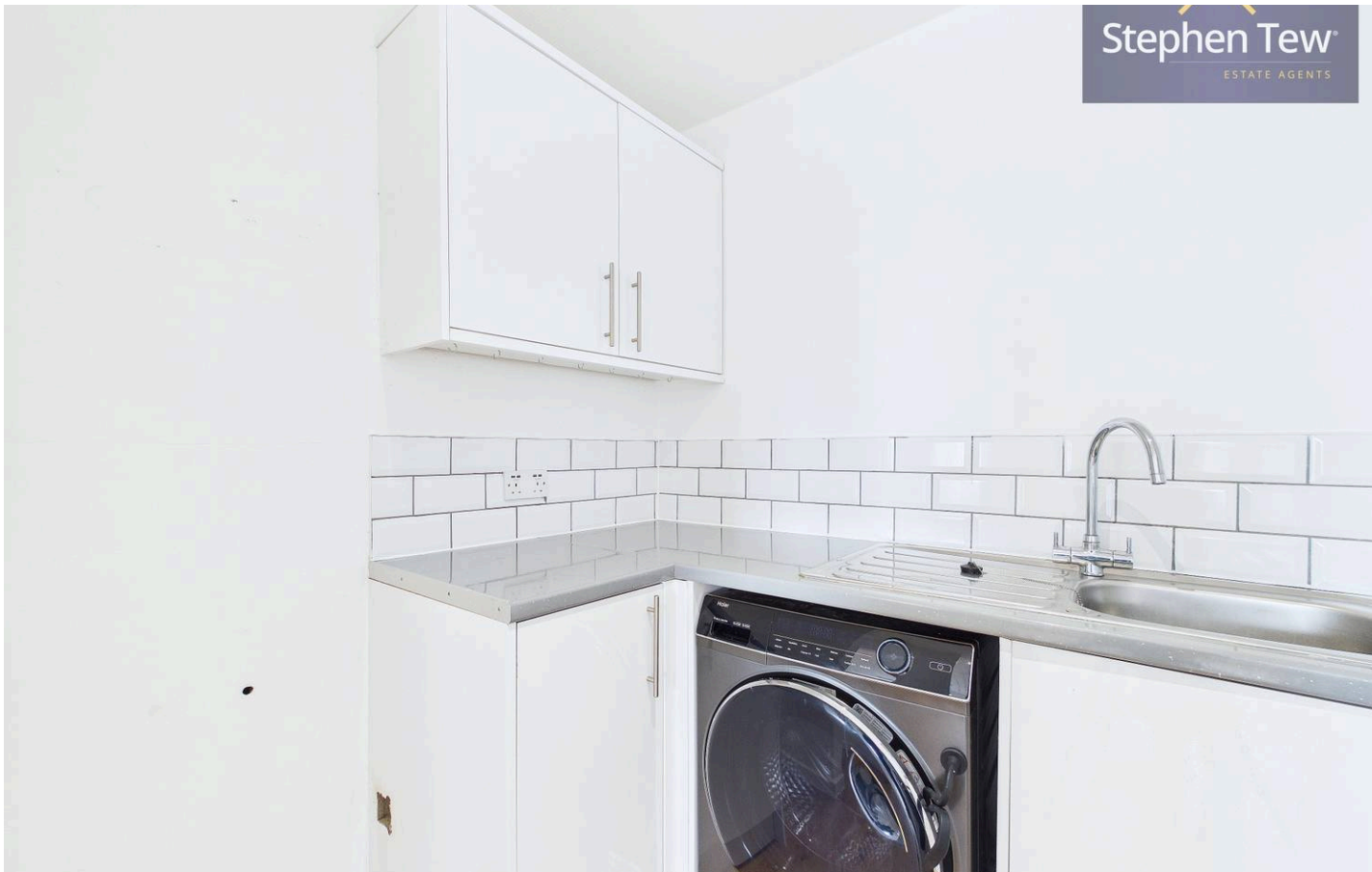
Communal Hallway
36' 2" x 6' 8" (11.02m x 2.02m)

Kitchen/Living Area
19' 8" x 8' 9" (5.99m x 2.66m)

Bedroom
11' 0" x 5' 10" (3.36m x 1.79m)

Bathroom
5' 4" x 6' 6" (1.63m x 1.99m)





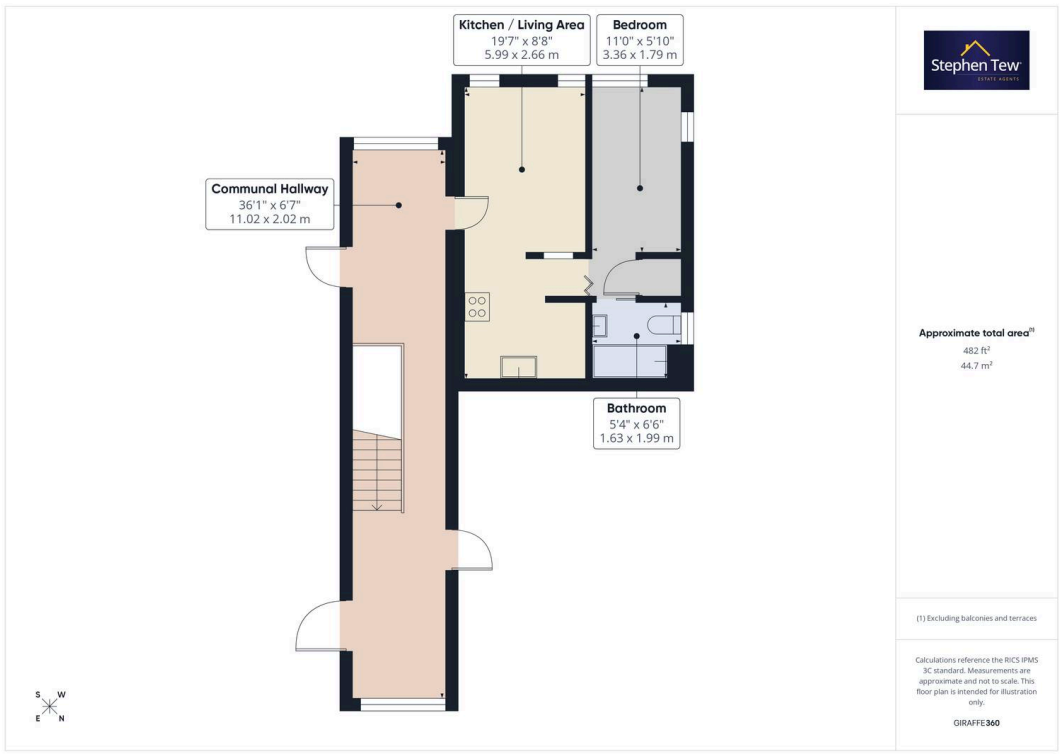
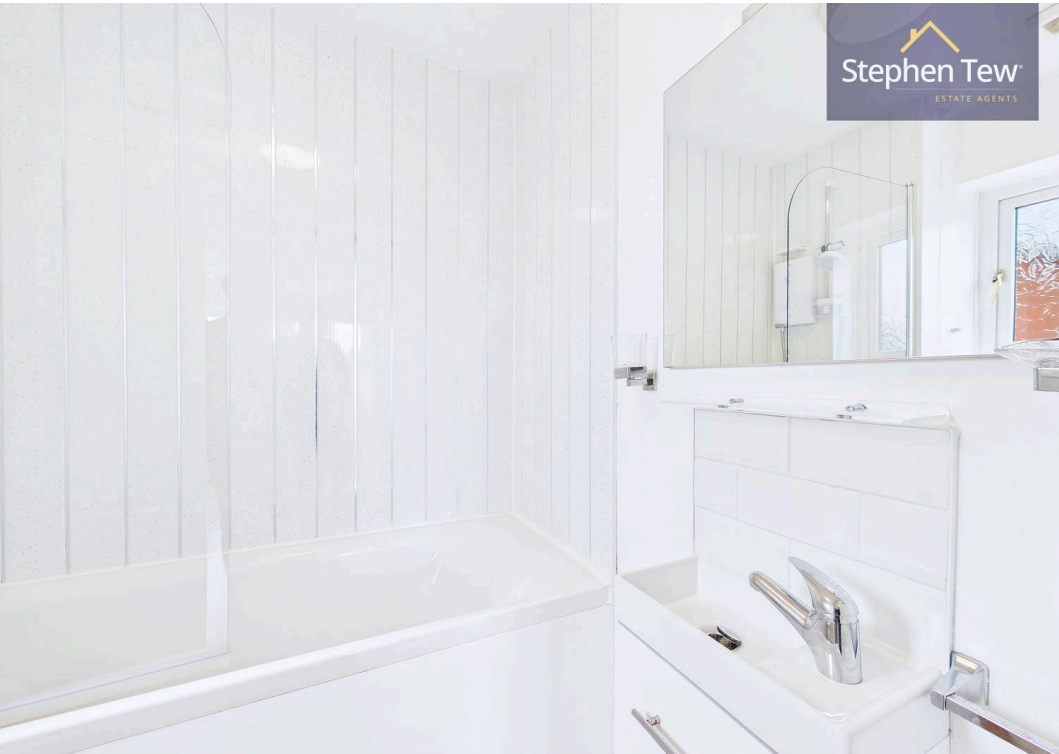
Communal Hallway
36' 2" x 6' 8" (11.02m x 2.02m)

Kitchen/Living Area
19' 8" x 8' 9" (5.99m x 2.66m)

Bedroom
11' 0" x 5' 10" (3.36m x 1.79m)

Bathroom
5' 4" x 6' 6" (1.63m x 1.99m)





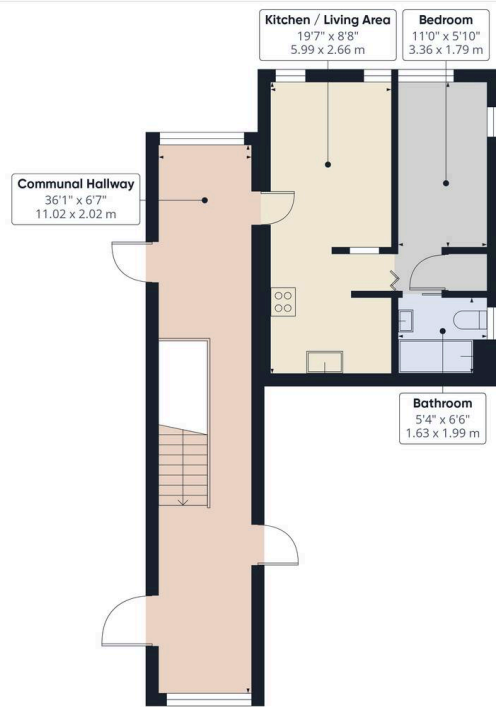


COMMUNAL GARDEN

ALLOCATED PARKING

1 Parking Space





Approximate total area⁽¹⁾
482 ft²
44.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

