



22 Stocks Court, Poulton-Le-Fylde

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Offers Over **£130,000**

22 Stocks Court

Poulton-Le-Fylde

This well-presented two bedroom first floor flat is situated in a sought-after purpose built development, right in the heart of Poulton-Le-Fylde. Accessed via a secure communal entrance with an entry phone system, the property benefits from a well-kept communal staircase leading to the first floor. Upon entering, you are welcomed by a private entrance vestibule, which opens onto a spacious lounge, perfect for relaxing or entertaining. The fitted dining kitchen features a range of built-in appliances, offering both style and practicality. A hallway connects the living areas to two comfortable bedrooms and a contemporary bathroom. The flat is equipped with gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency. Additional storage is provided by a communal storage cupboard on the ground floor, an allocated storage cupboard on the first floor, and an allocated garage. With no onward chain, this property is an ideal choice for first time buyers, downsizers, or investors seeking a low-maintenance home in a prime location.

The outside space is equally impressive, with allocated parking available for both residents and visitors, ensuring convenience and peace of mind. The well-maintained communal grounds provide a pleasant setting, offering a sense of community and a welcoming environment. The allocated garage provides additional secure parking or valuable storage space, ideal for bicycles, outdoor equipment, or seasonal items. Located within easy walking distance of Poulton-Le-Fylde's vibrant town centre, residents can enjoy a wide range of shops, cafes, restaurants, and transport links, including the nearby railway station for easy commuting. This property combines comfortable modern living with excellent outside amenities, all within a desirable and convenient location.

Council Tax band: C

Tenure: Leasehold

- Purpose Built First Floor Flat situated in the heart of Poulton-Le-Fylde
- Communal Entrance with secure entry phone system, staircase to First Floor
- Communal Landing, Entrance Vestibule, Lounge, Fitted Dining Kitchen with built-in appliances
- Hallway, 2 Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazing
- Allocated Parking for Residents and Visitors, Garage





Communal Landing

Entrance Vestibule

3' 0" x 3' 6" (0.91m x 1.07m)

Lounge

18' 9" x 11' 8" (5.71m x 3.55m)

Dining Kitchen

10' 1" x 16' 9" (3.07m x 5.11m)

Hallway

11' 5" x 2' 7" (3.49m x 0.79m)

Storage

2' 11" x 5' 7" (0.90m x 1.69m)

Bathroom

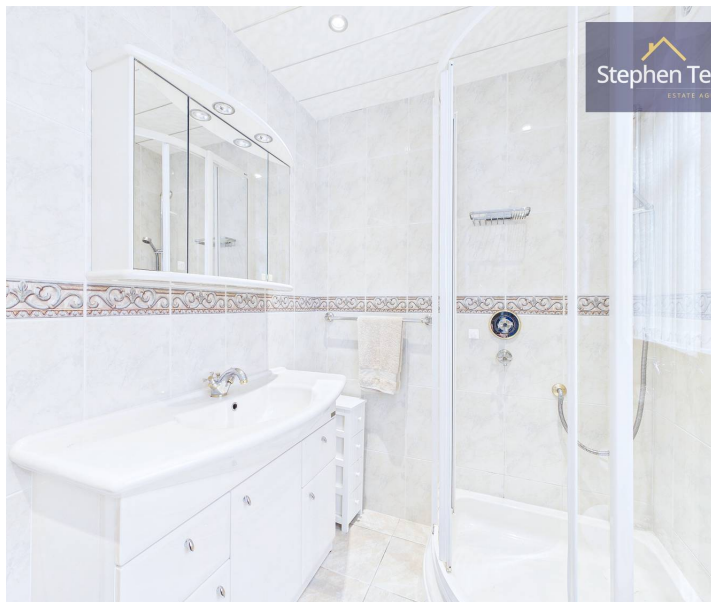
7' 10" x 5' 6" (2.39m x 1.68m)

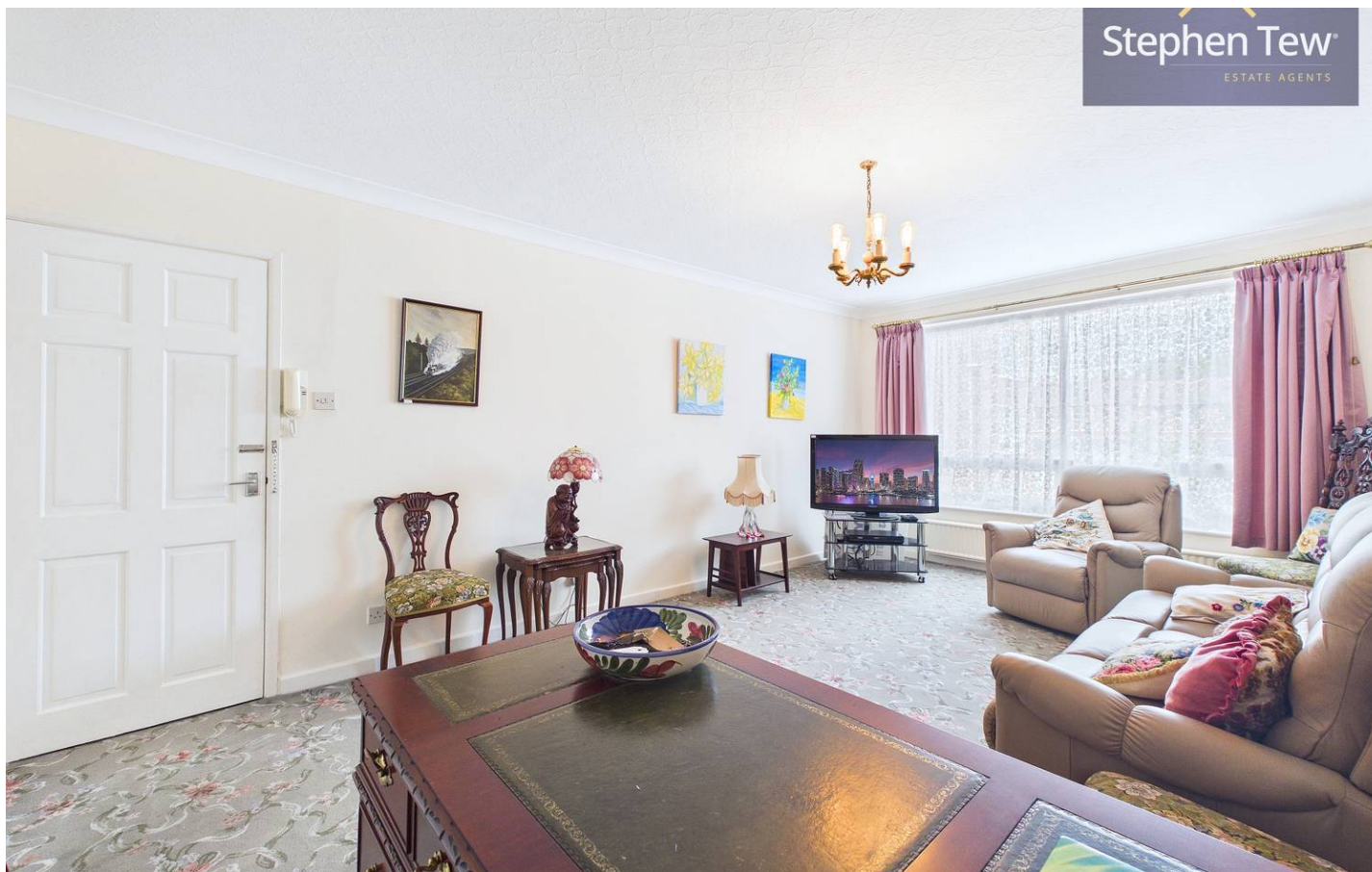
Bedroom 2

11' 2" x 7' 10" (3.41m x 2.39m)

Bedroom 1

9' 11" x 14' 10" (3.03m x 4.52m)





Stephen Tew
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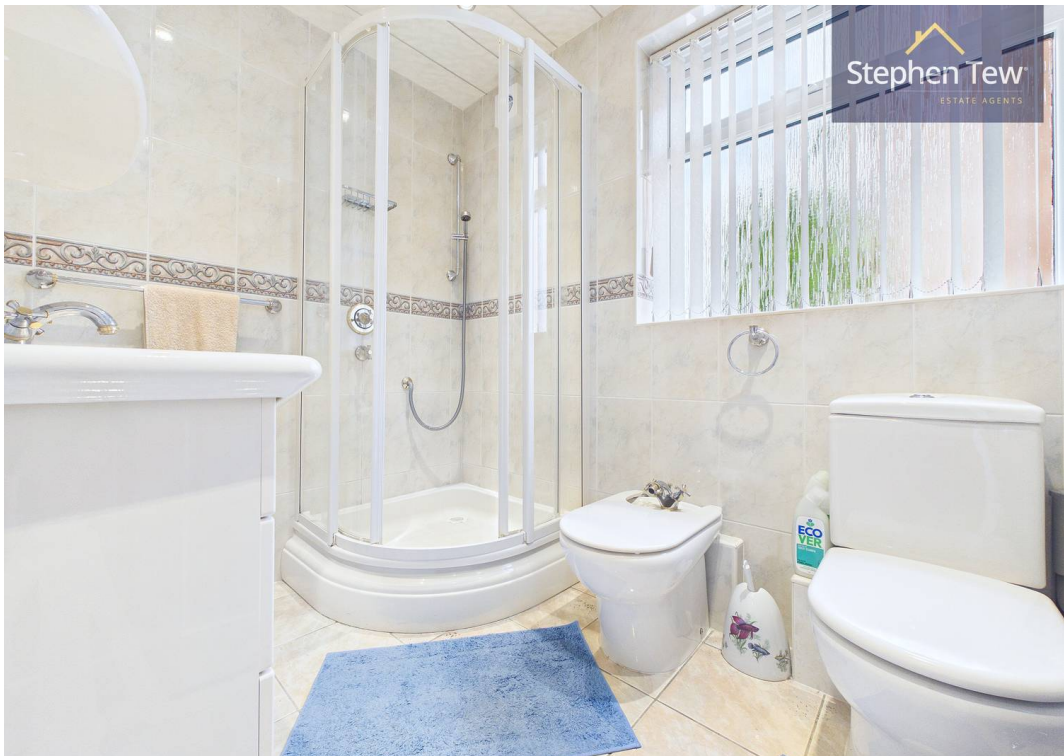
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COMMUNAL GARDEN

GARAGE

Single Garage

OFF STREET

1 Parking Space

PERMIT

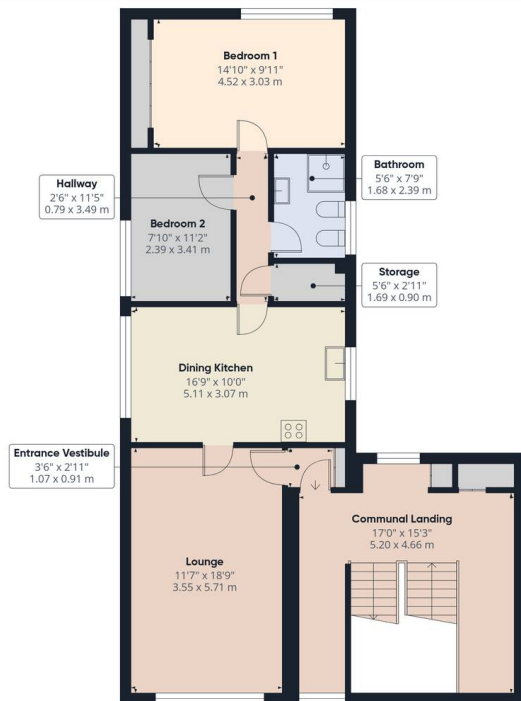
1 Parking Space



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Approximate total area⁽¹⁾
945 ft²
87.9 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





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