



215 Highcross Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£425,000**

215 Highcross Road

Poulton-Le-Fylde

This beautifully presented and thoughtfully extended semi-detached family house is situated in a prime residential location, offering spacious and versatile accommodation arranged over three floors. Upon entering, you are welcomed by a practical entrance vestibule that leads to a bright hallway featuring quality Karndean flooring. The lounge is a warm and inviting space, enhanced by a feature multi-fuel stove open fire, creating a perfect setting for relaxation or entertaining guests. The heart of the home is the luxury fitted dining kitchen, which boasts a matching island unit, a comprehensive range of built-in appliances, and ample space for family dining.

On the first floor, there are three well-proportioned bedrooms, each offering comfortable living space, and a stylish family bathroom fitted with contemporary fixtures and fittings. The second floor is dedicated to an impressive master suite bedroom, complete with a modern en-suite shower room and a feature Juliette balcony, providing fantastic open views across the surrounding area. The property benefits from gas central heating (with a boiler approximately 18 months old) and uPVC double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, a driveway provides convenient off-road parking and leads to the garage, which has been thoughtfully converted into a versatile office or work room, ideal for those working from home or seeking a creative space (the garage is equipped with power, light, and water, offering further flexibility for a variety of uses). This property combines traditional charm with modern living, making it an ideal choice for growing families or professionals seeking a high-quality home in a desirable neighbourhood. Early viewing is highly recommended to fully appreciate the quality, space, and flexibility that this stunning property has to offer.

Council Tax band: D

Tenure: Freehold

- Extended Semi Detached Family House situated in a prime residential location
- Entrance Vestibule, Hallway with karndene flooring, Lounge with feature multi fuel stove open fire
- Luxury Fitted Dining Kitchen with matching island unit and built-in appliances





Entrance Vestibule

5' 10" x 4' 4" (1.78m x 1.32m)

Hallway

15' 8" x 6' 10" (4.78m x 2.09m)

Lounge

14' 11" x 14' 7" (4.55m x 4.45m)

Dining Kitchen

19' 11" x 15' 5" (6.06m x 4.70m)

Landing

6' 8" x 2' 7" (2.03m x 0.79m)

Bedroom 2

14' 11" x 10' 9" (4.54m x 3.27m)

Bedroom 3

13' 0" x 9' 11" (3.97m x 3.02m)

Bedroom 4

7' 10" x 6' 11" (2.40m x 2.11m)

Bathroom

12' 4" x 7' 11" (3.77m x 2.41m)

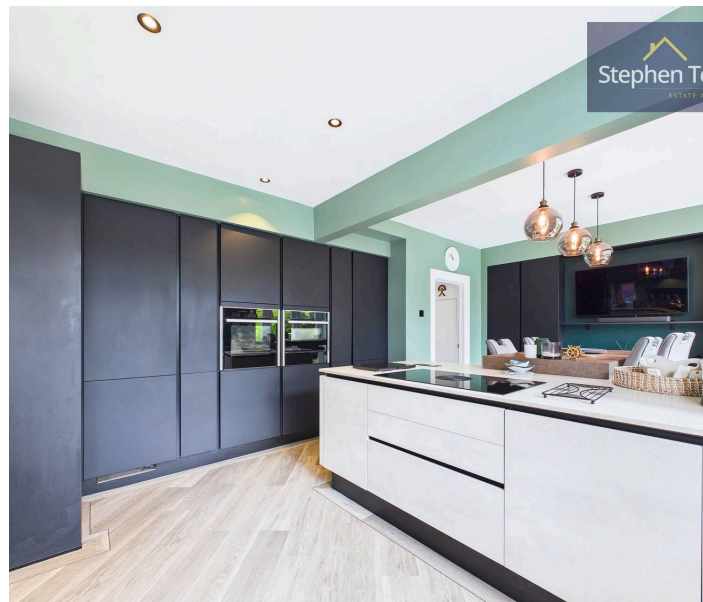
Second Floor Landing

Bedroom 1

16' 9" x 12' 0" (5.10m x 3.66m)

En-suite

9' 3" x 5' 3" (2.81m x 1.59m)





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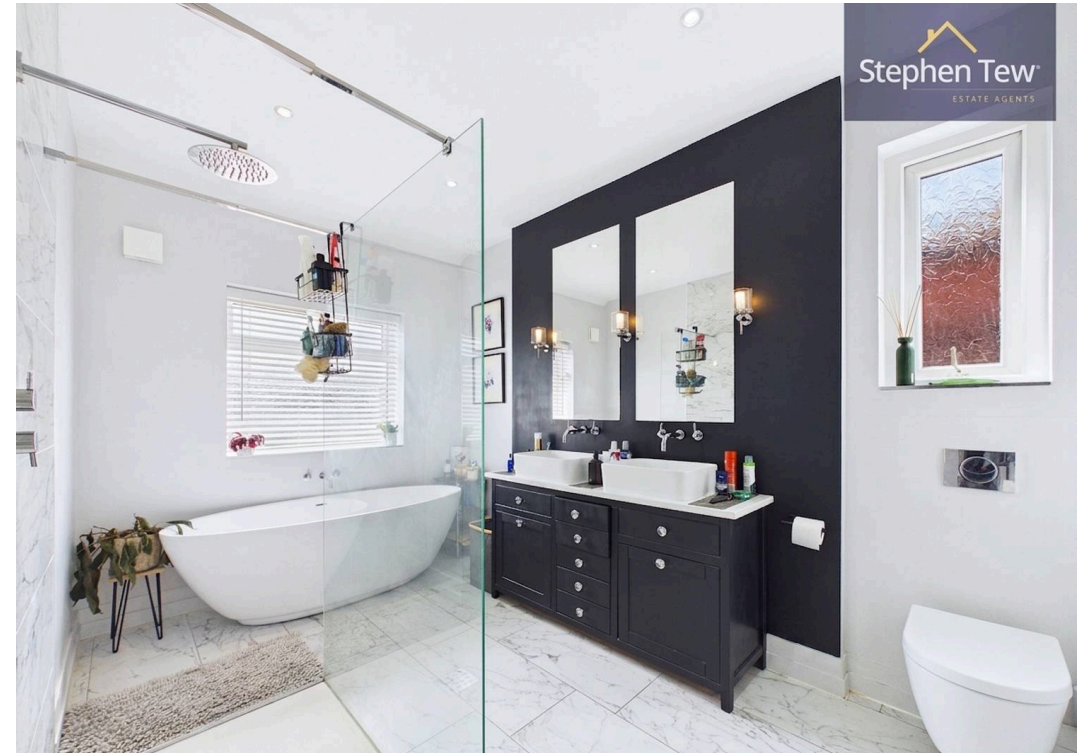
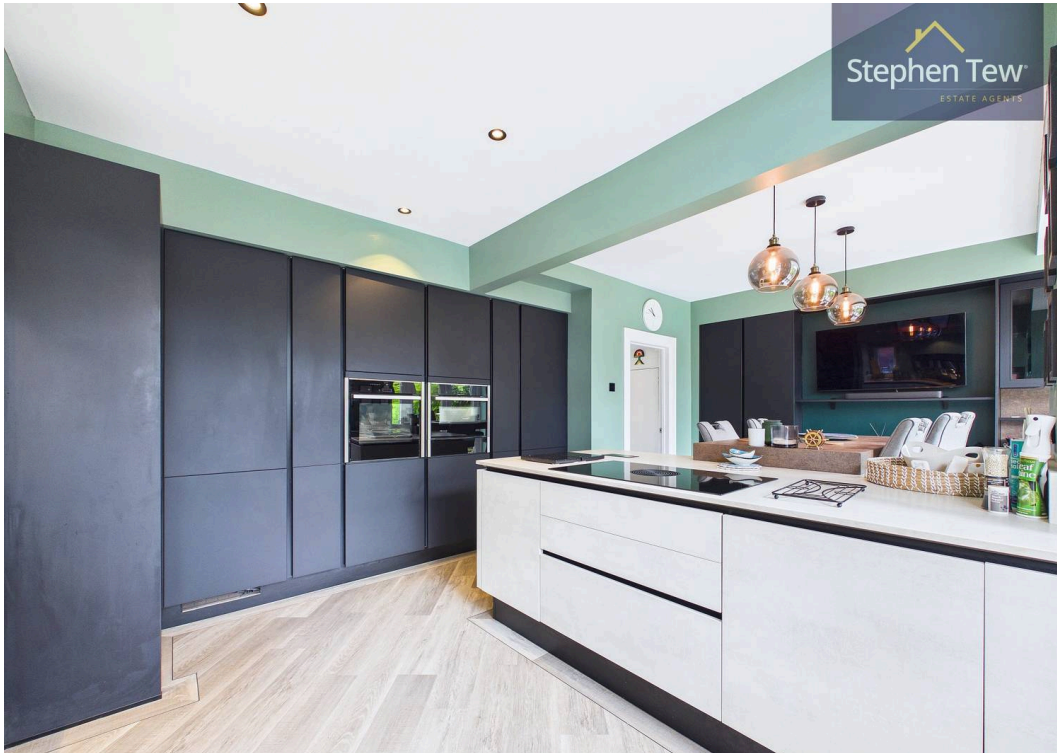
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GARDEN

REAR GARDEN

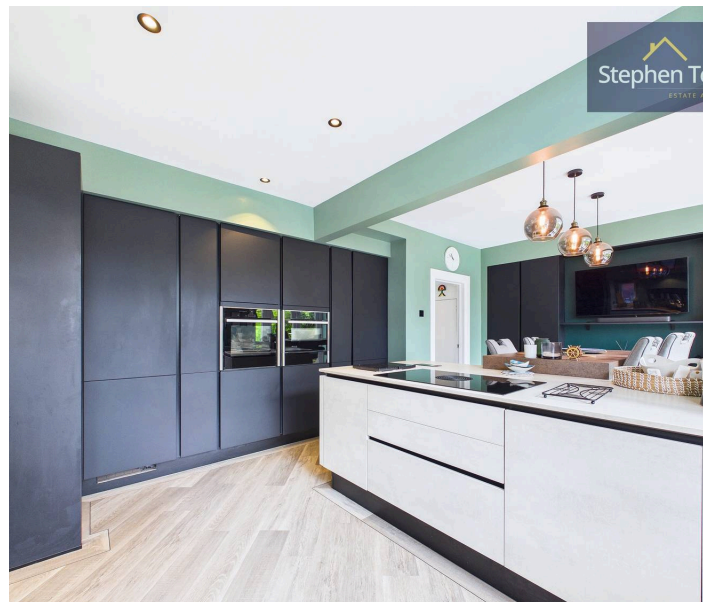
DRIVEWAY

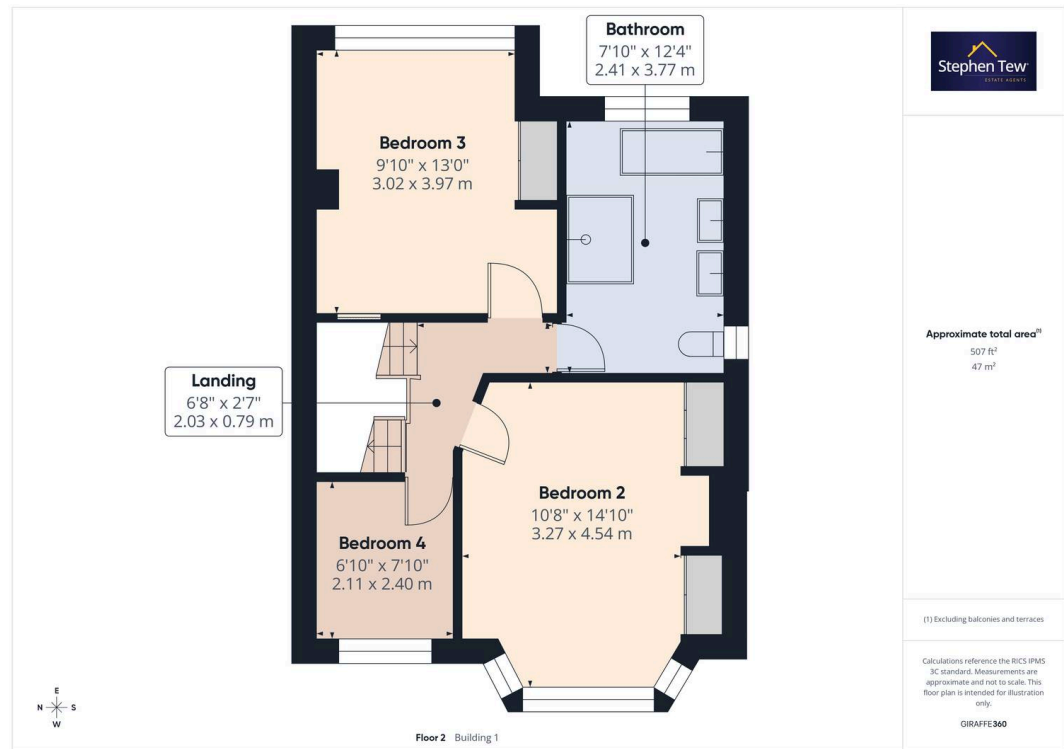
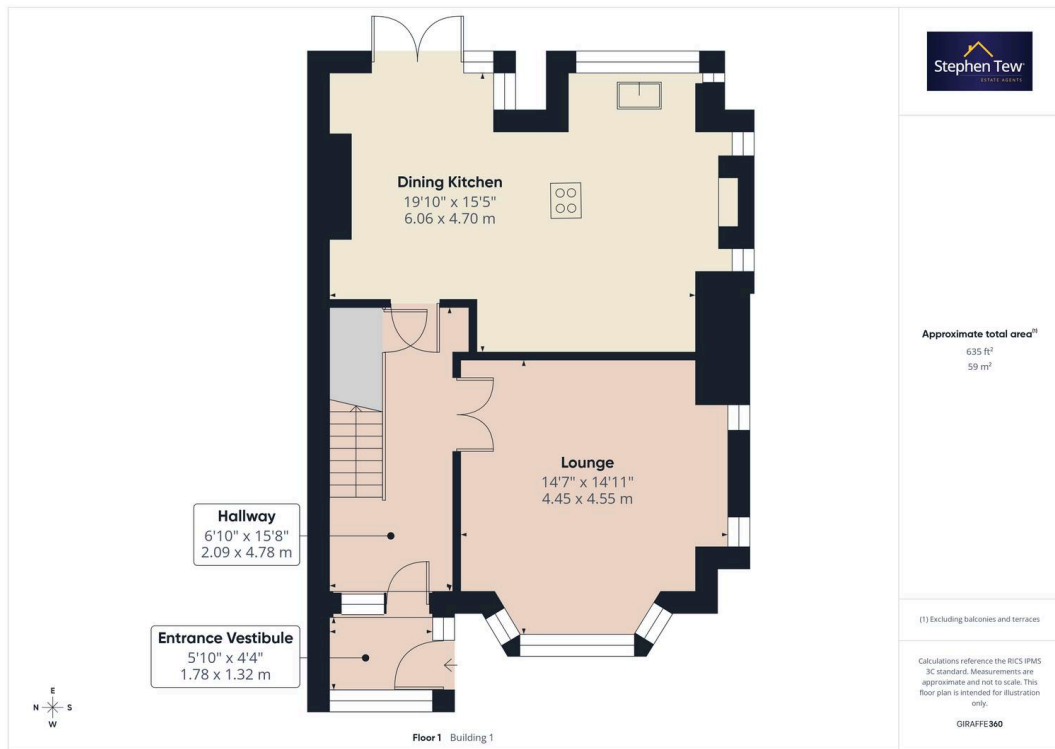
2 Parking Spaces

GARAGE

Single Garage

Currently converted into an office / work room with power, light and water.







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