

Stephen Tew
ESTATE AGENTS

47 Fleetwood Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £500,000

47 Fleetwood Road

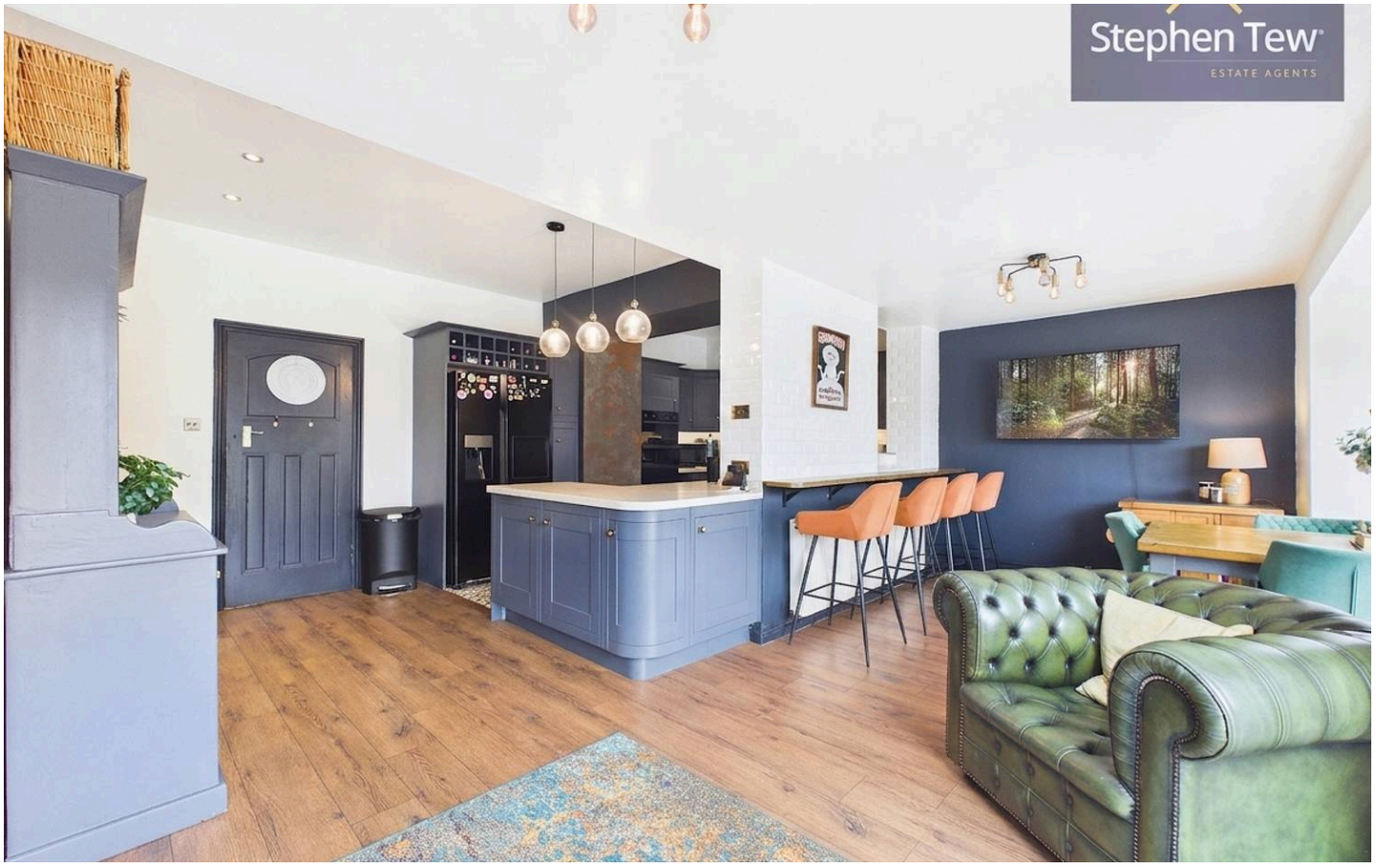
Poulton-Le-Fylde

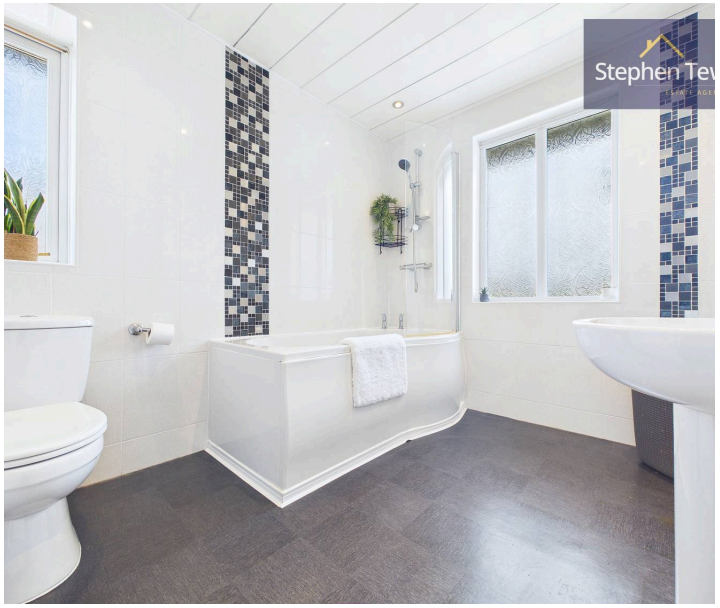
This beautifully presented four-bedroom detached house offers an exceptional blend of period elegance and modern luxury, situated in a highly sought after location just moments from Poulton town centre. Recently renovated throughout, the property welcomes you via an inviting entrance vestibule and hallway, leading to two spacious reception rooms, each thoughtfully designed for both relaxation and entertaining. The living room features a charming log burner and an original stained-glass window, while the adjoining lounge provides ample space for family gatherings. The heart of the home is the open plan kitchen and dining area, boasting a beautiful hand-painted solid wood kitchen, integrated appliances, and a modern pantry with excellent storage (the kitchen was renovated in 2020). A ground floor bathroom and a convenient WC add to the practical layout. Upstairs, the landing leads to four generously sized double bedrooms, two of which benefit from fitted wardrobes. The stylish family bathroom is complemented by a fully boarded loft with pull-down ladder access from bedroom three, offering abundant storage or potential for further use. Additional features include double glazing, electric and gas central heating, a tandem garage, and a new roof installed in 2022 (Sandtoft Cassius clay tiles and fully insulated).

The property is set within a spacious plot, offering beautifully landscaped and enclosed outside spaces designed for both privacy and enjoyment. The large south east facing rear garden is a true highlight, featuring a meticulously maintained lawn, mature borders, and a fitted garden gazebo with power outlets (perfect for outdoor dining or entertaining in all seasons). The garden provides a tranquil retreat, ideal for relaxing with family or hosting summer gatherings. The generous driveway and large open front garden offer ample parking for multiple vehicles and lead to the tandem garage, providing secure storage or workshop space. The combination of mature planting, thoughtfully designed hard landscaping, and a sense of seclusion ensures that the outside space is as impressive as the interior. This outstanding home presents a rare opportunity to enjoy premium family living in a prime location, with every detail carefully considered to create a harmonious blend of comfort, style, and practicality.
Council Tax band: G

Tenure: Freehold









Entrance Vestibule
3' 0" x 4' 5" (0.92m x 1.35m)

Hallway
13' 2" x 4' 5" (4.01m x 1.34m)

Lounge
14' 9" x 12' 3" (4.50m x 3.74m)

Living Room
16' 10" x 12' 9" (5.14m x 3.88m)

Ground Floor Bathroom
8' 11" x 6' 0" (2.71m x 1.83m)

Open Plan Kitchen/Dining Area
9' 6" x 19' 10" (2.90m x 6.04m)

Living/Dining Area
7' 11" x 23' 3" (2.42m x 7.08m)

Pantry
9' 9" x 3' 7" (2.97m x 1.10m)

Ground Floor WC
2' 4" x 3' 1" (0.71m x 0.95m)

Garage
29' 11" x 9' 10" (9.11m x 2.99m)

Landing
6' 1" x 12' 8" (1.86m x 3.85m)

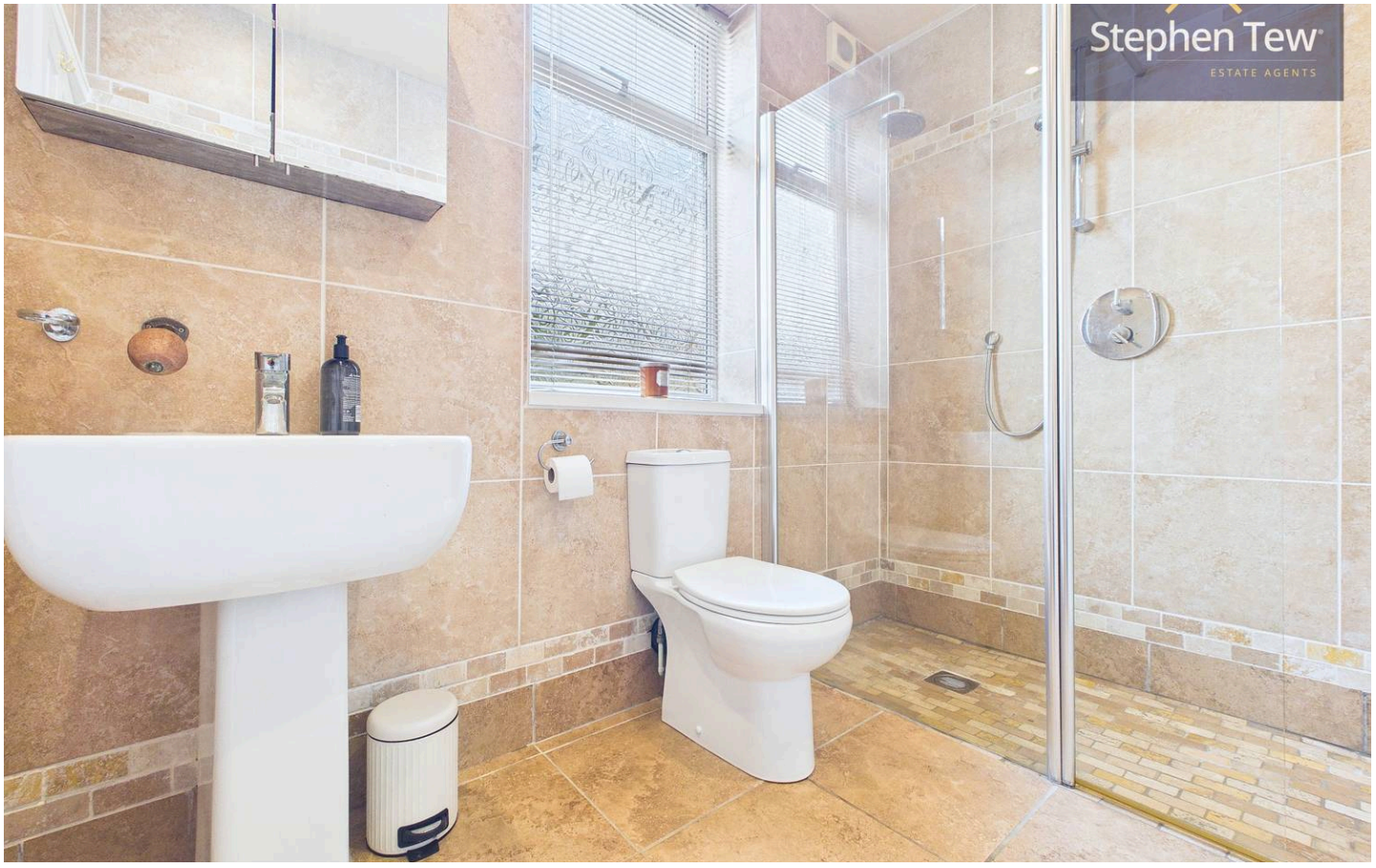
Bedroom 1
11' 7" x 17' 3" (3.52m x 5.27m)

Bedroom 2
16' 6" x 12' 5" (5.03m x 3.79m)

Bedroom 3
9' 6" x 13' 1" (2.89m x 4.00m)

Hallway
2' 10" x 8' 0" (0.86m x 2.44m)

Bedroom 4 Entrance







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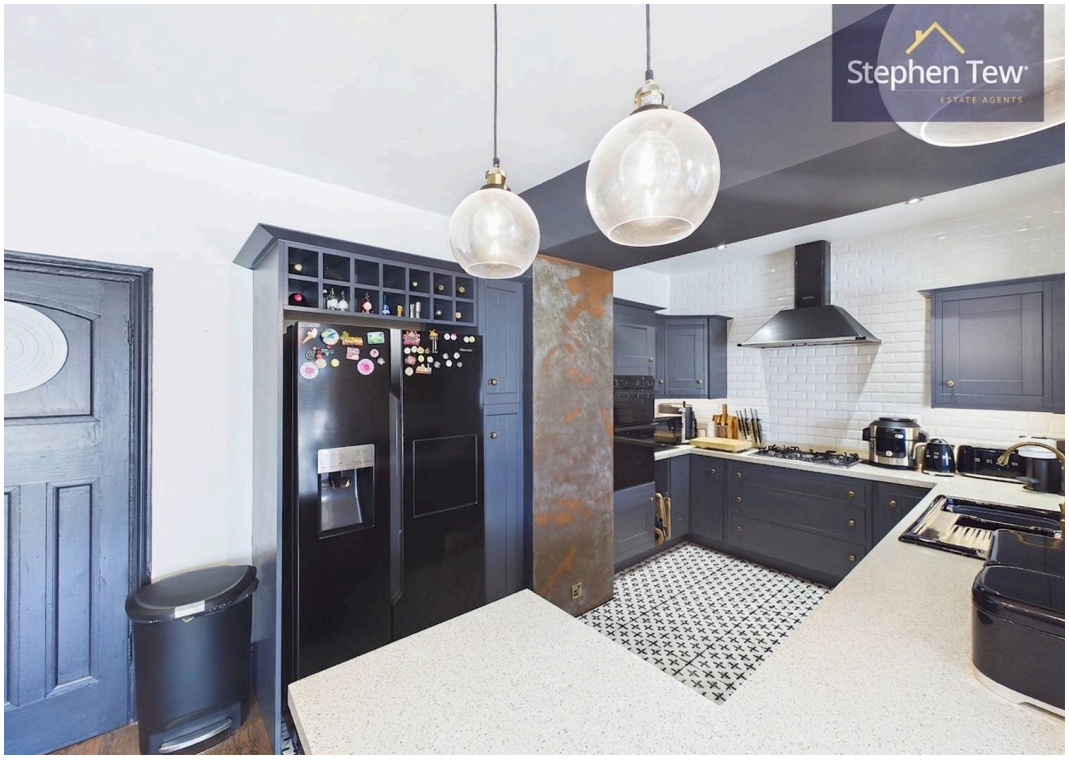
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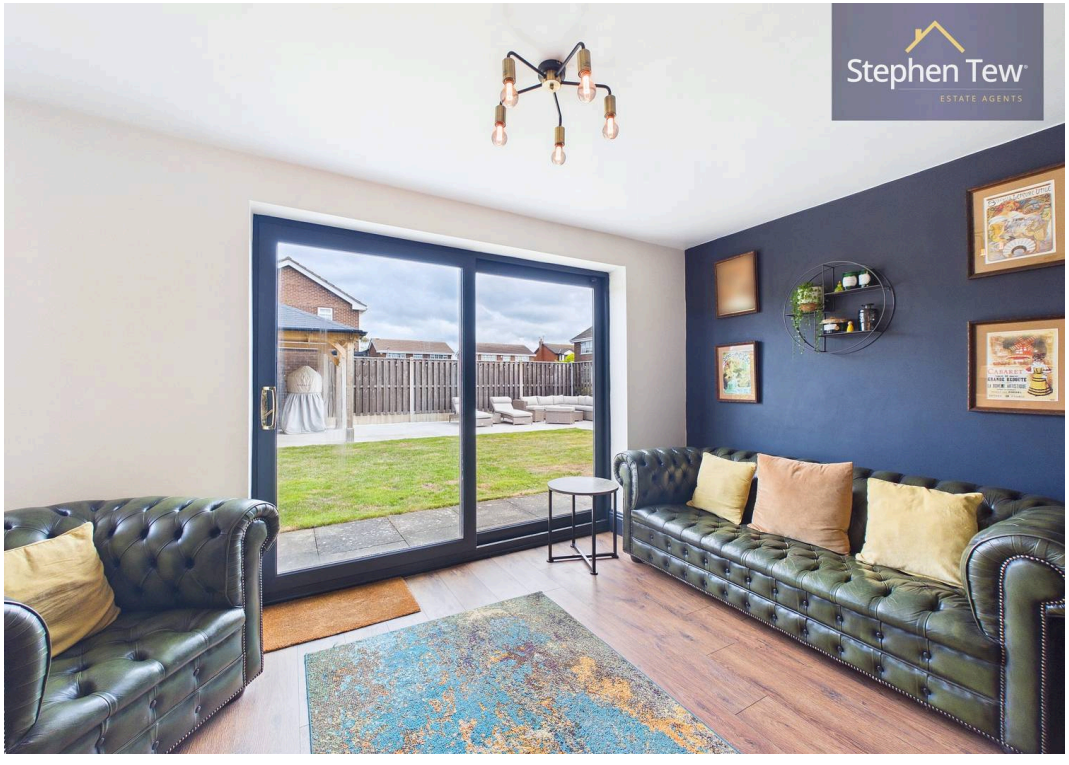
Bedroom 3
9' 6" x 13' 1" (2.89m x 4.00m)

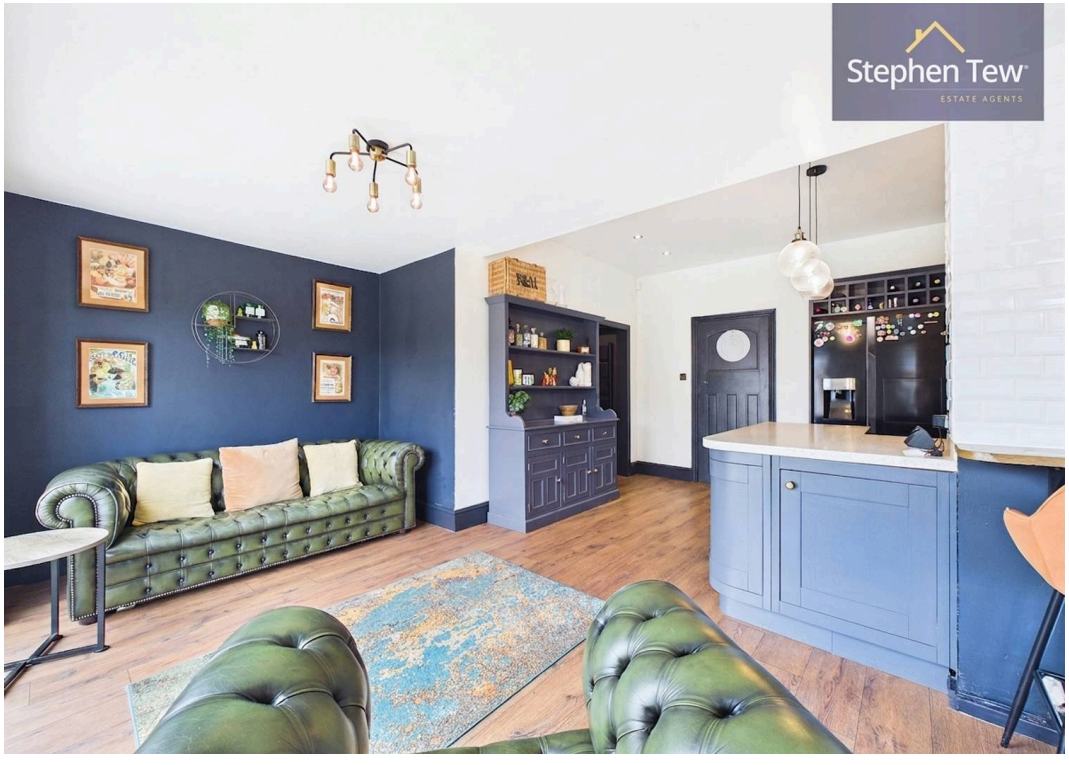
Hallway
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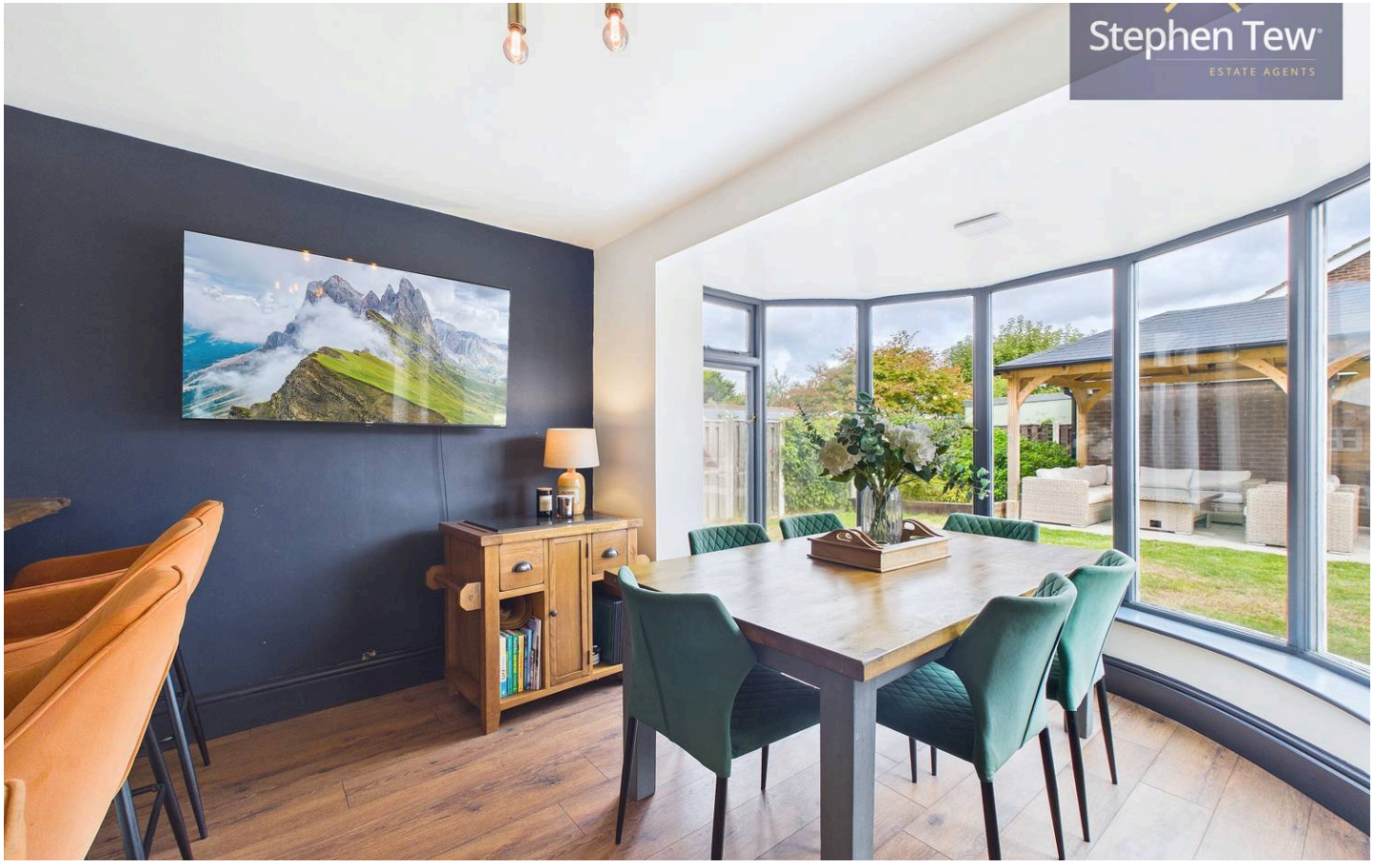
Bedroom 4 Entrance


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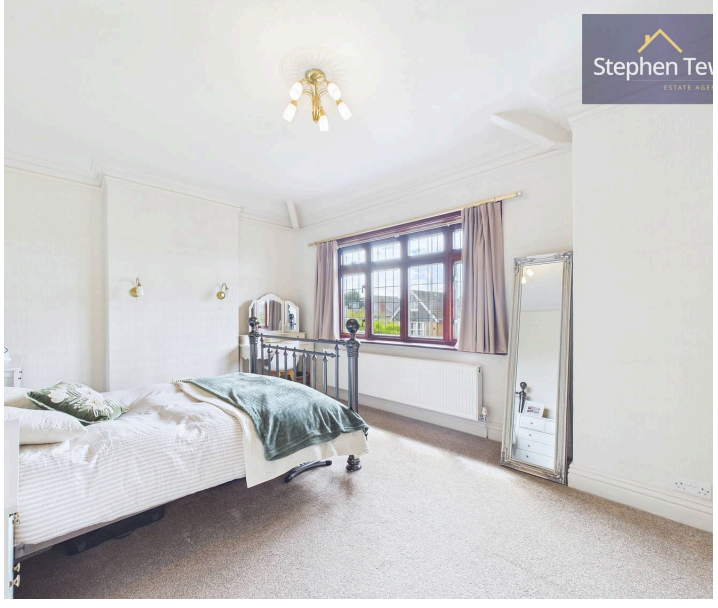

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REAR GARDEN

FRONT GARDEN

GARAGE

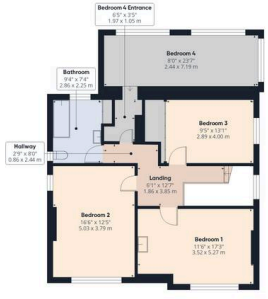
Single Garage

DRIVEWAY

2 Parking Spaces



Floor 1



Floor 2



Floor 3

Approximate total area(1)

2698 ft²

250.6 m²

Reduced headroom

552 ft²

51.3 m²

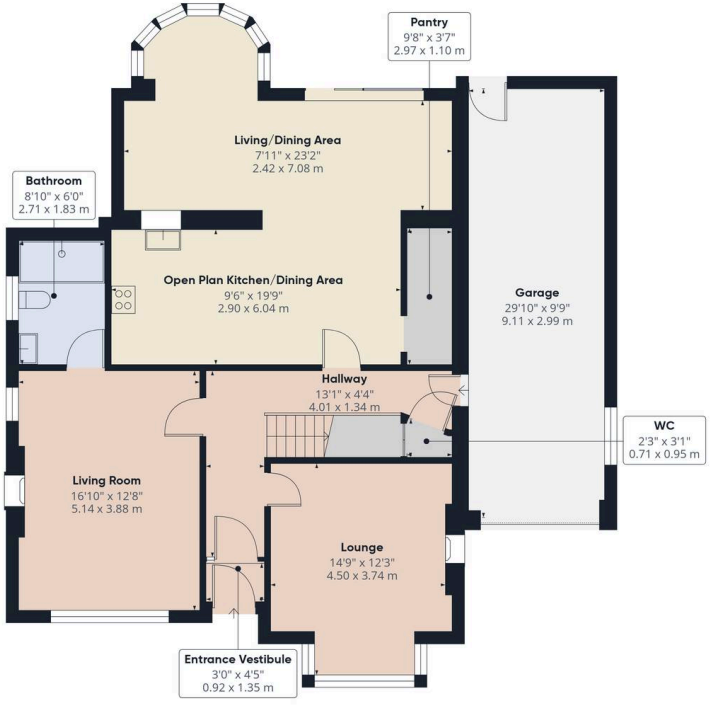
(1) Excluding balconies and terraces

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)

1367 ft²

127 m²

(1) Excluding balconies and terraces

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