



283 Blackpool Road, Poulton-Le-Fylde

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Offers Over **£375,000**

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Poulton-Le-Fylde

This extended detached true bungalow presents an exceptional opportunity to acquire a thoughtfully modernised and versatile home, situated in a popular and convenient location and offered with no onward chain. The property opens with a welcoming entrance porch that leads into a hallway, which provides access to a boarded loft, ideal for additional storage or potential conversion (subject to the necessary consents). The lounge, which could be arranged as a third bedroom, offers flexibility to suit a variety of lifestyle needs.

At the heart of the home is a stunning, extended open plan living, dining, and kitchen area featuring a striking vaulted ceiling and expansive bi-folding doors, creating a bright and airy space that is perfect for entertaining or relaxing with family. The contemporary kitchen is well-appointed with modern fittings and ample workspace, while a separate utility room adds further practicality for every-day living.

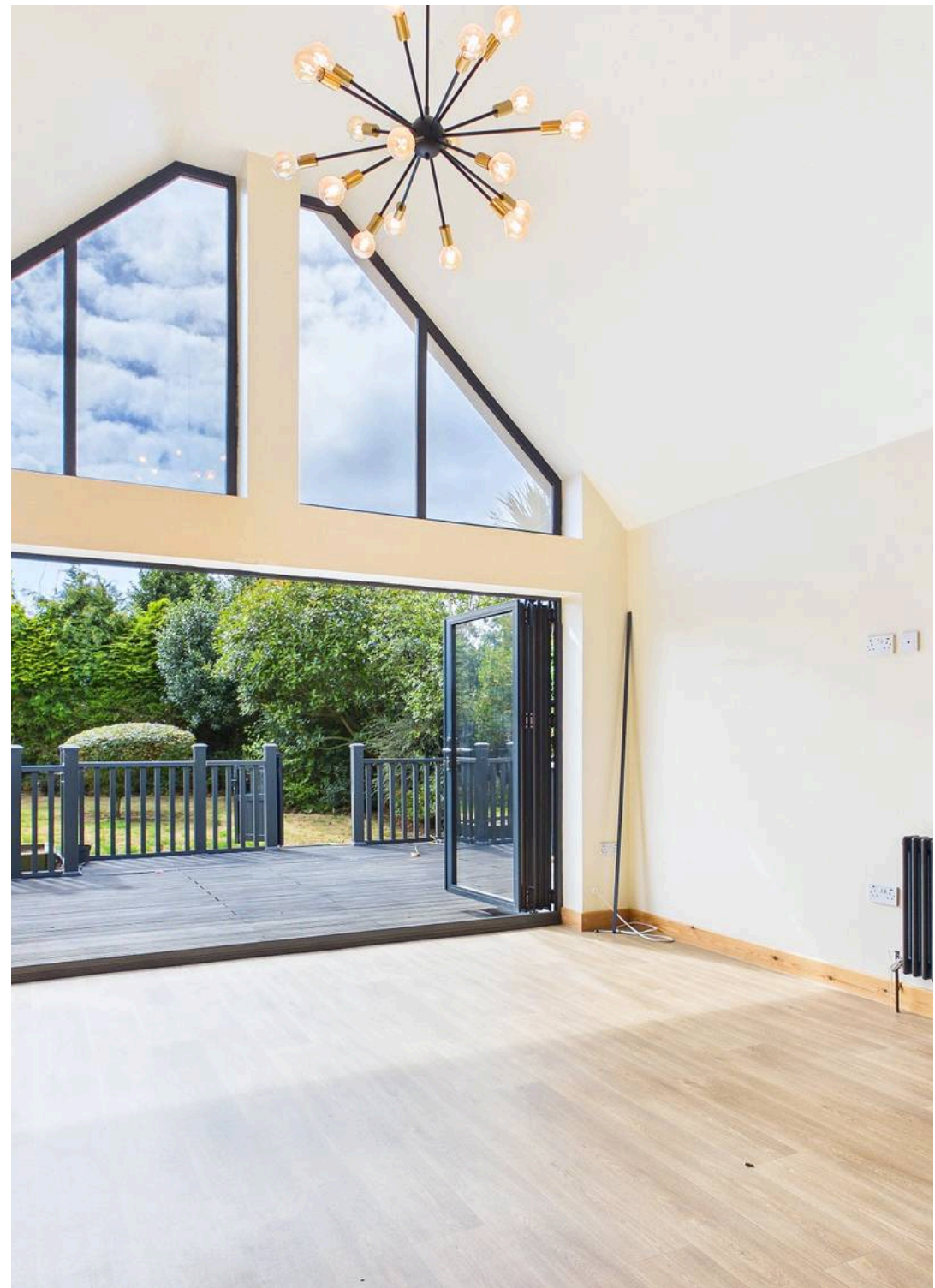
An inner hallway leads to two well-proportioned bedrooms and a stylish modern bathroom, finished to a high standard with quality fixtures and fittings. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency year-round.

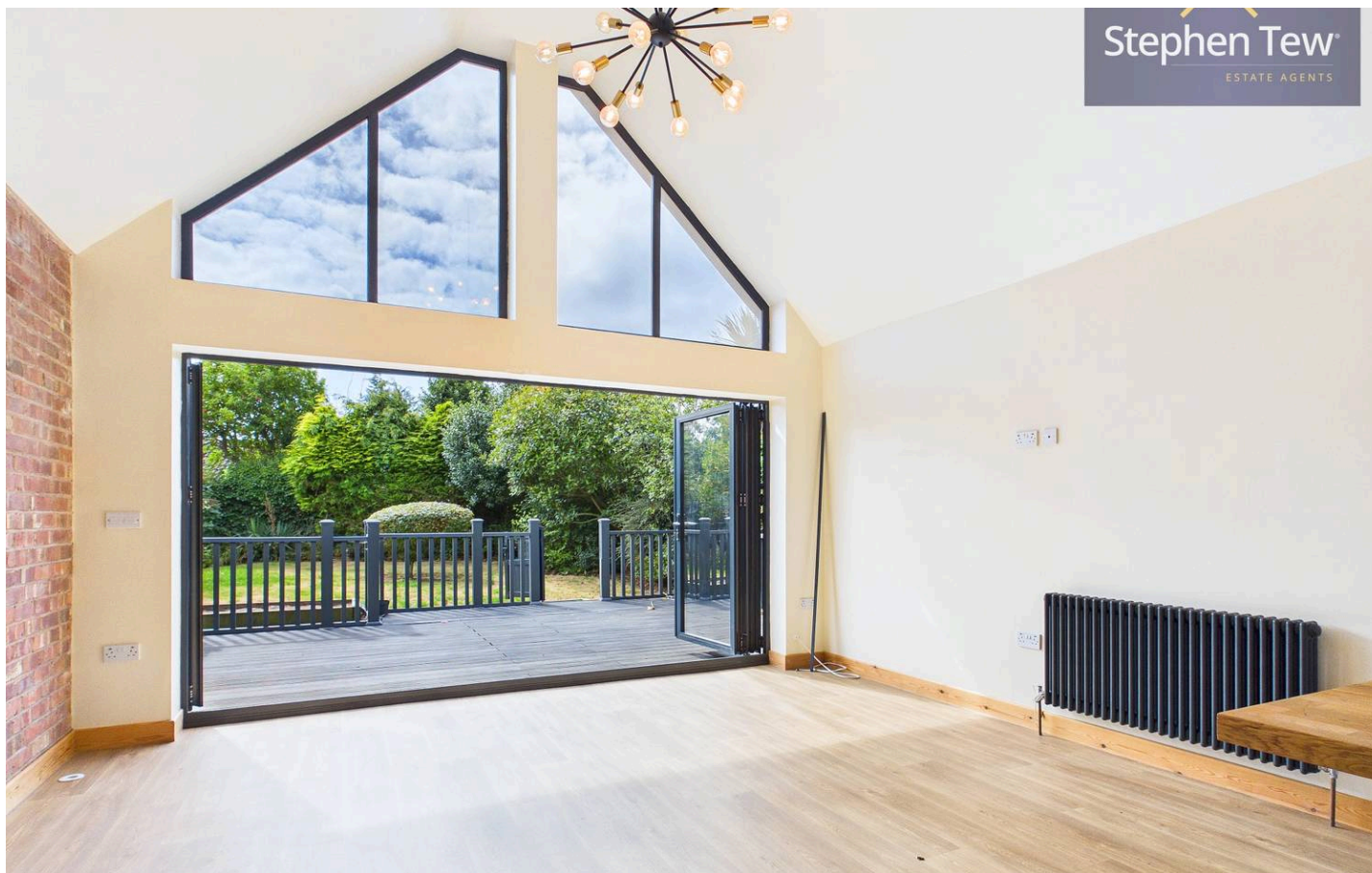
Externally, there is ample off-road parking provided by a generous driveway, which in turn leads to a garage, offering secure parking or additional storage options. This bungalow is ideally located for access to local amenities, transport links, and reputable schools, making it a superb choice for families, downsizers, or those seeking single-level living in a sought-after area. Early viewing is highly recommended to fully appreciate the spacious and flexible accommodation on offer.

Council Tax band: D

Tenure: Freehold

- Extended Detached True Bungalow with feature vaulted open plan Living / Dining Kitchen with bi-folding doors
- Entrance Porch, Hallway with access to Boarded Loft, Lounge
- Feature Extended open plan Living / Dining Kitchen with vaulted ceiling and bi-folding doors to garden, Separate Utility Room





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Entrance Porch

Hallway

17' 11" x 5' 10" (5.45m x 1.78m)

Lounge

17' 11" x 11' 1" (5.47m x 3.39m)

Living / Dining Kitchen

25' 1" x 15' 5" (7.64m x 4.71m)

Utility Room

11' 3" x 5' 1" (3.44m x 1.55m)

Inner Hallway

8' 2" x 3' 4" (2.50m x 1.02m)

Bedroom 1

10' 1" x 9' 3" (3.07m x 2.82m)

Bedroom 2

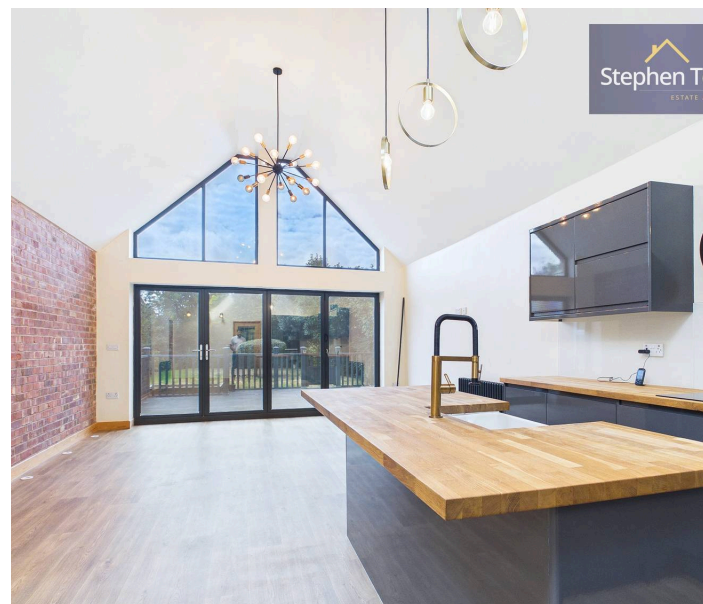
10' 0" x 10' 0" (3.06m x 3.04m)

Bathroom

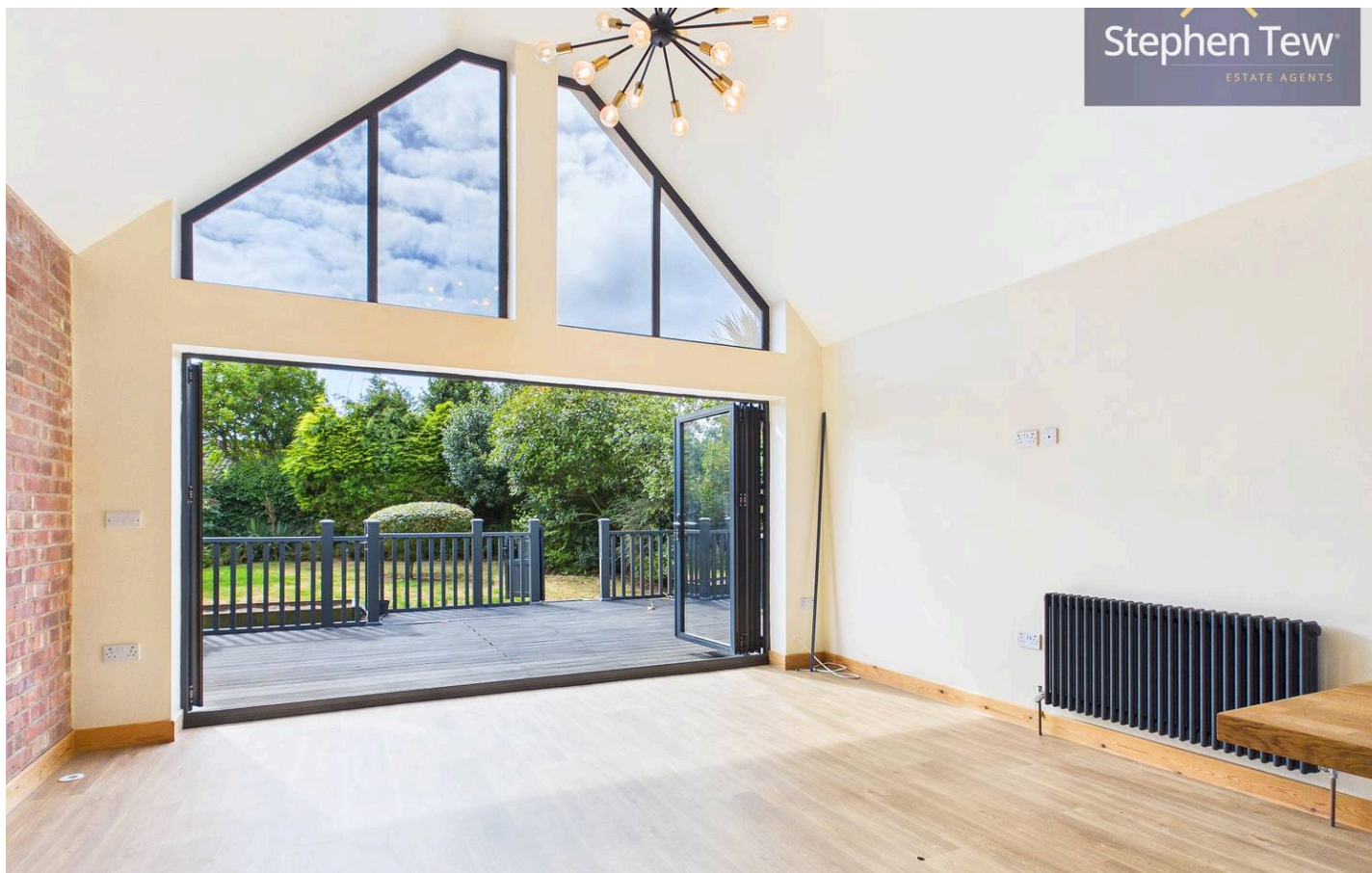
8' 3" x 5' 9" (2.51m x 1.74m)



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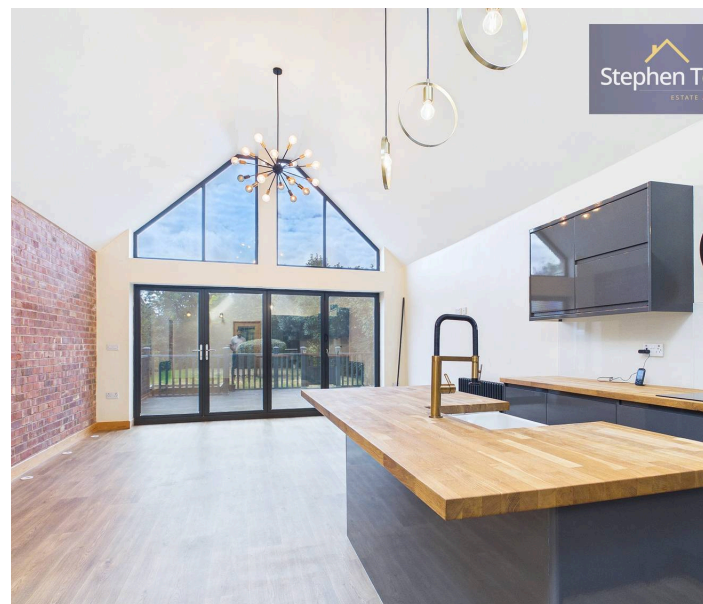
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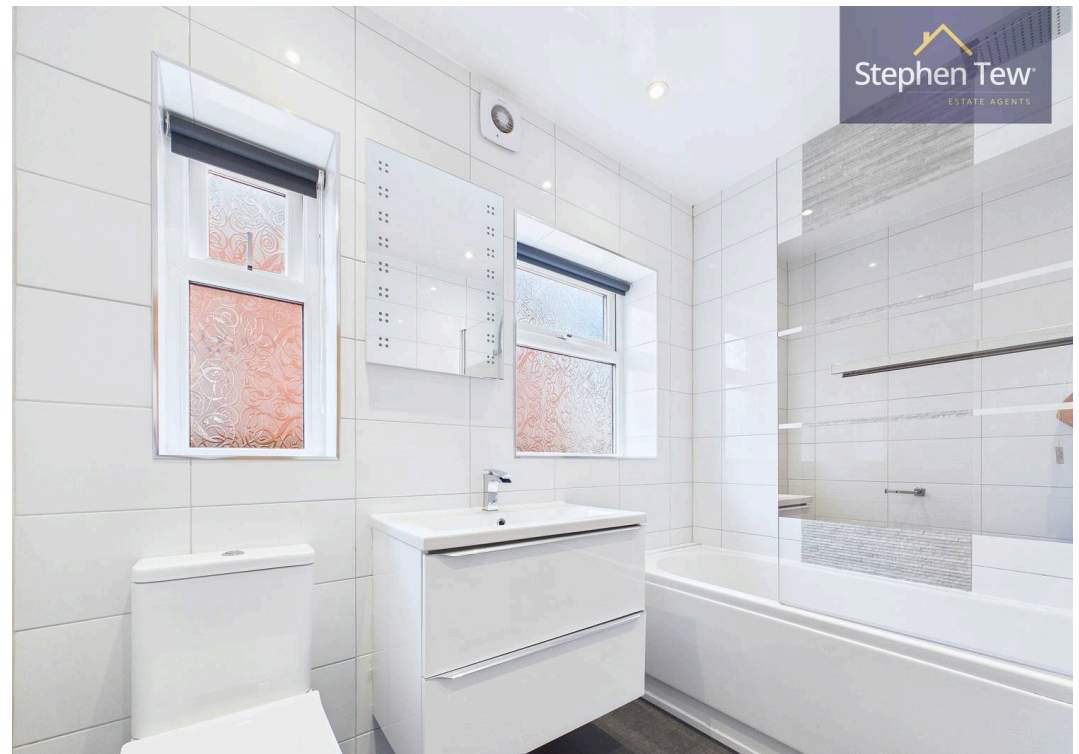
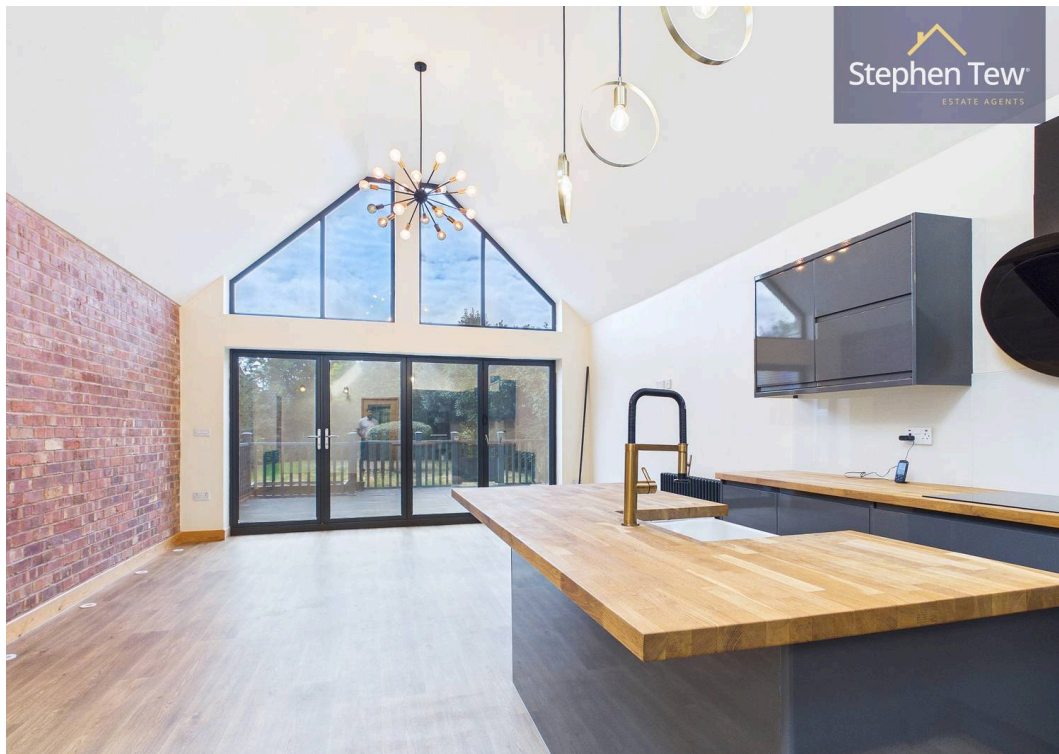
Bedroom 2

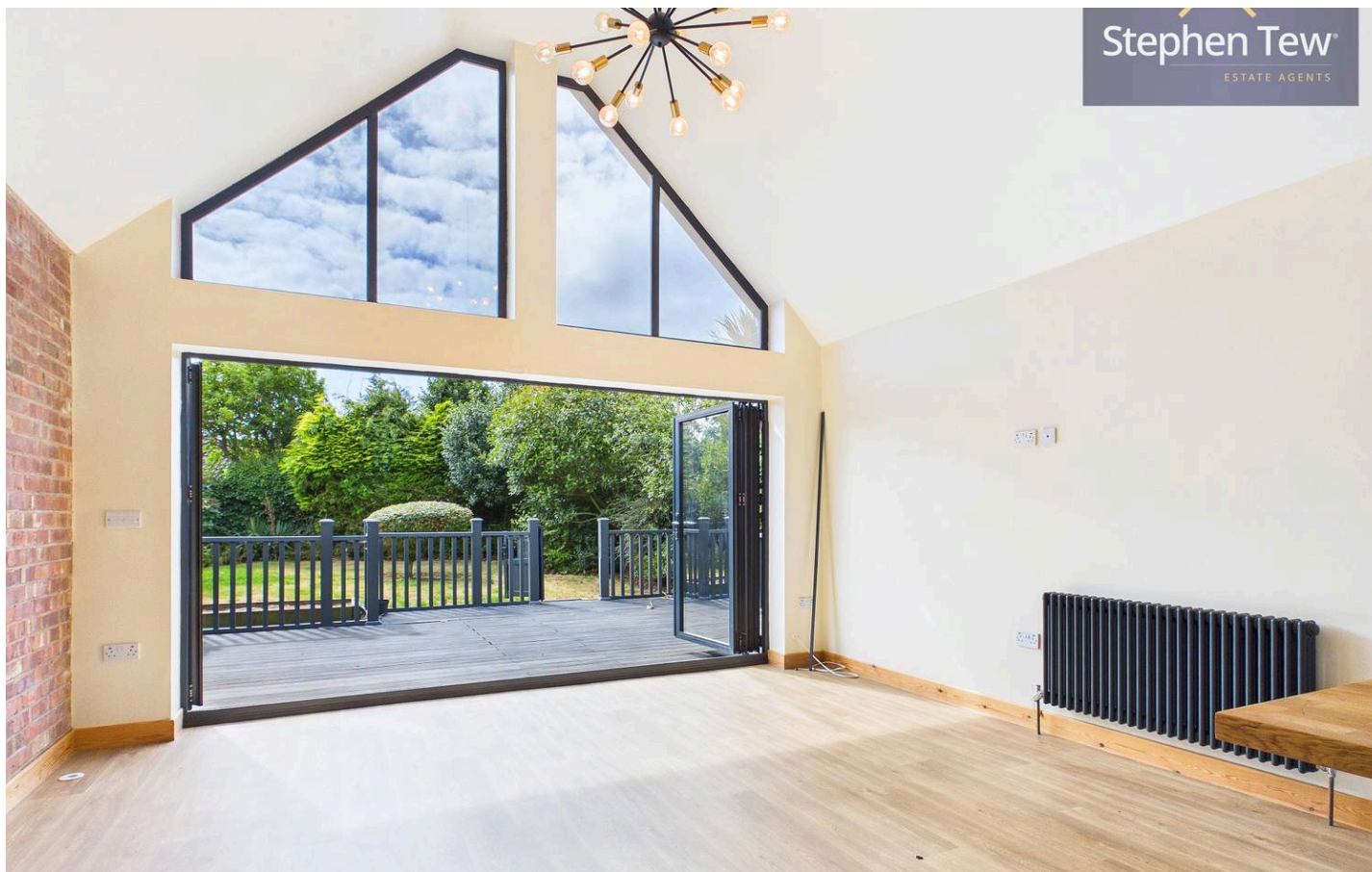
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FRONT GARDEN

REAR GARDEN

OFF STREET

3 Parking Spaces

DRIVEWAY

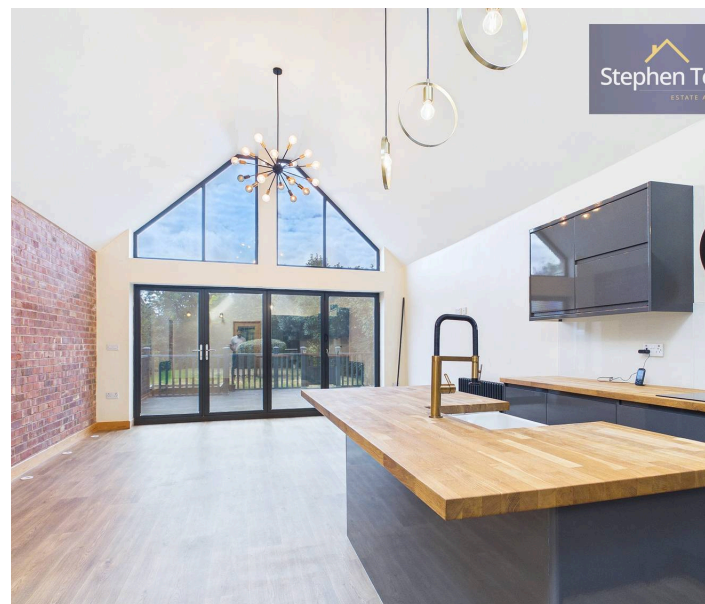
1 Parking Space

GARAGE

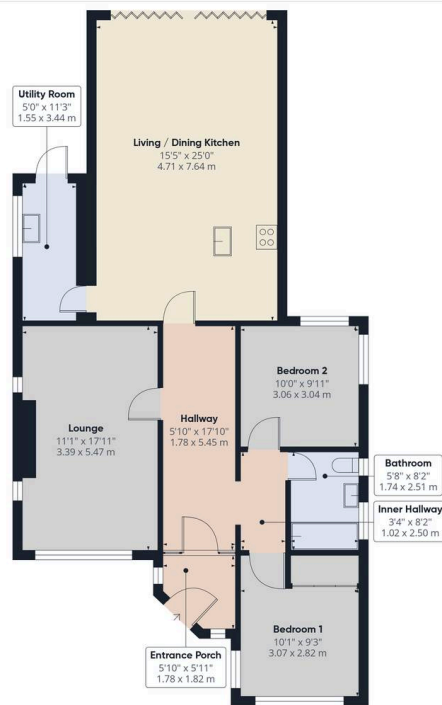
Single Garage



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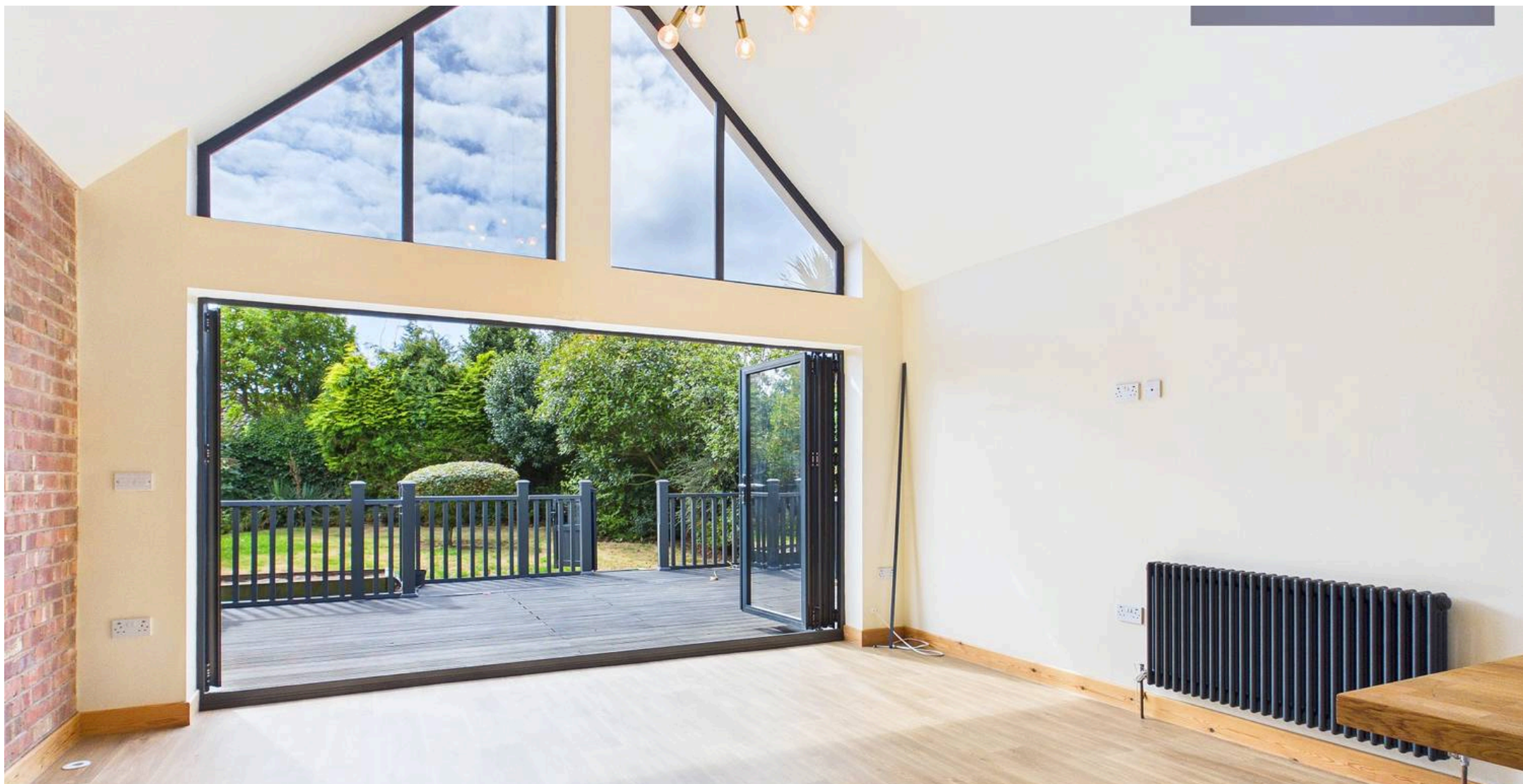


Approximate total area⁽¹⁾
1074 ft²
99.9 m²

(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



Stephen Tew Estate Agents

1b Queens Square, Poulton-le-Fylde - FY6 7BW

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

