

Stephen Tew
ESTATE AGENTS

25 Tithebarn Street, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £170,000

25 Tithebarn Street

Poulton-Le-Fylde

Presenting a charming two-bedroom Victorian mid-terraced house, ideally positioned in the historic heart of Poulton-le-Fylde and offered with no onward chain. This characterful home boasts high ceilings throughout, enhancing the sense of space and light in every room. Upon entering, you are welcomed into a inviting lounge, perfect for relaxing or entertaining guests. The spacious dining kitchen is thoughtfully arranged to accommodate both everyday living and more formal occasions, with ample room for a dining table and additional storage. A rear vestibule provides a practical transition space, leading conveniently to the rest of the home. Upstairs, the landing connects to two double bedrooms, each offering comfortable accommodation. The three-piece bathroom is tastefully appointed, providing a functional and stylish space to unwind.

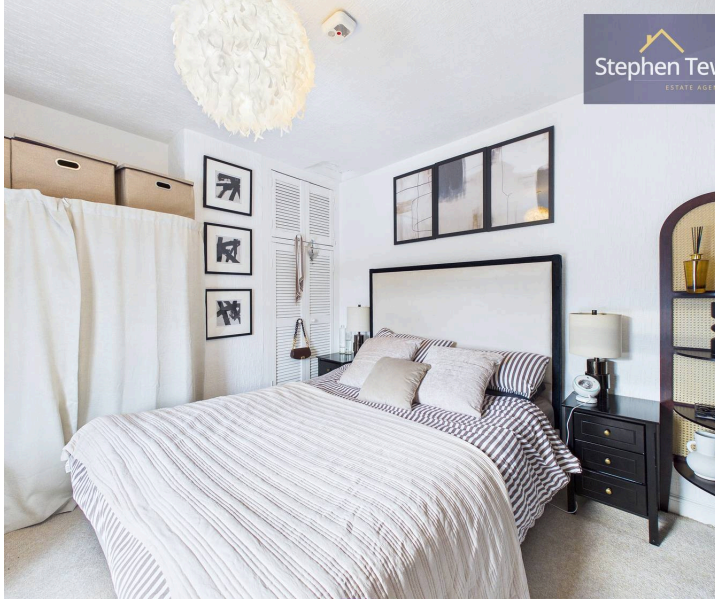
Further enhancing the property's appeal is a detached garage, offering secure parking or valuable storage options (ideal for those seeking additional flexibility). The property's central location ensures that all the amenities Poulton-le-Fylde has to offer are within easy reach, including a variety of shops, popular eateries, and excellent transport links, making it perfectly suited for commuters or those who enjoy the vibrancy of town centre living. This delightful Victorian home presents an excellent opportunity for first-time buyers, downsizers, or investors alike, combining classic features with modern convenience in a sought-after setting. Early viewing is highly recommended to appreciate the unique blend of character, comfort, and practicality this property provides.
Council Tax band: B

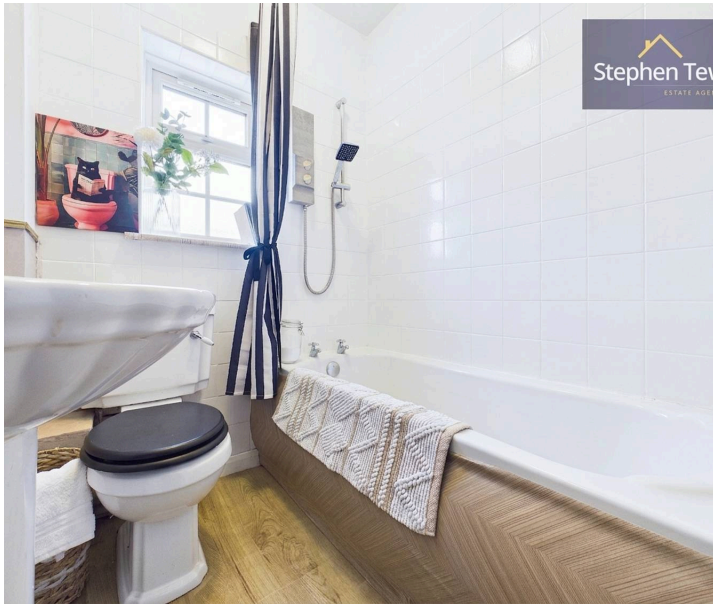
Tenure: Freehold

- Victorian-era mid-terrace home right in the historic heart of Poulton-le-Fylde.
- Entrance, Lounge, Dining Kitchen, rear vestibule.
- Landing, 2 double bedrooms, 3 Piece Bathroom.
- A private, south-west facing enclosed courtyard garden at the rear.
- Detached garage.
- Situated centrally in Poulton-le-Fylde, offering close access to local town centre amenities, shops, eateries, and transport links.
- No Onwards Chain.









Lounge
15' 11" x 9' 7" (4.85m x 2.93m)

Kitchen / diner
14' 4" x 10' 10" (4.38m x 3.30m)

Rear Vestibule
4' 10" x 2' 8" (1.48m x 0.82m)

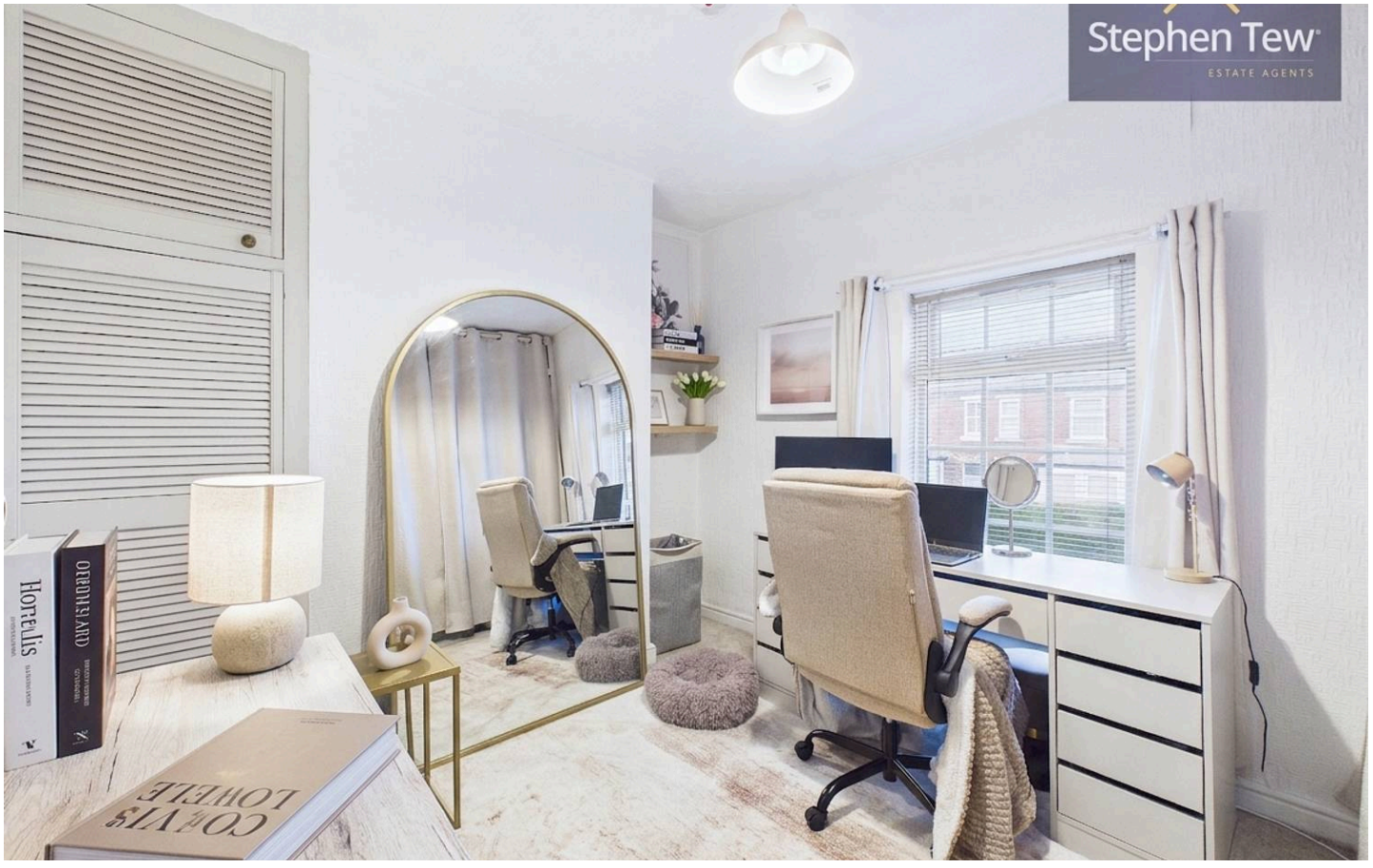
Landing
10' 11" x 5' 6" (3.32m x 1.67m)

Hallway
2' 9" x 2' 8" (0.84m x 0.82m)

Bedroom 1
11' 4" x 11' 0" (3.46m x 3.36m)

Bedroom 2
10' 1" x 9' 8" (3.08m x 2.95m)

Bathroom
6' 8" x 5' 6" (2.04m x 1.68m)







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15' 11" x 9' 7" (4.85m x 2.93m)

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14' 4" x 10' 10" (4.38m x 3.30m)

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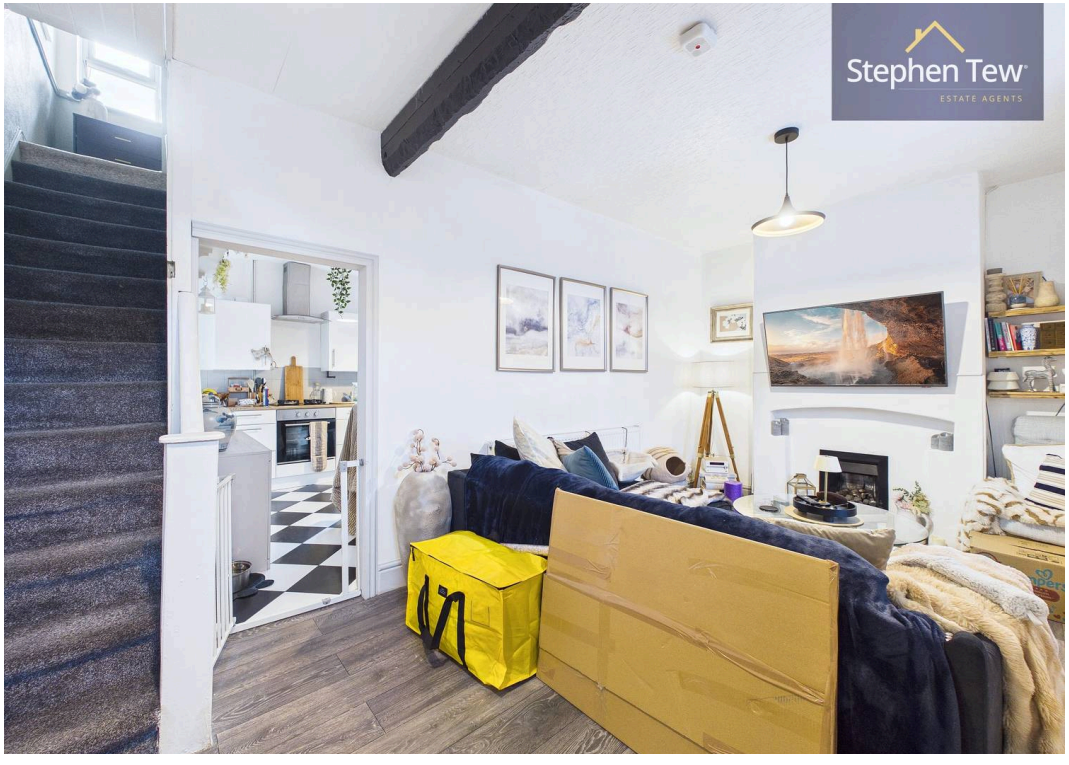
Bedroom 2
10' 1" x 9' 8" (3.08m x 2.95m)

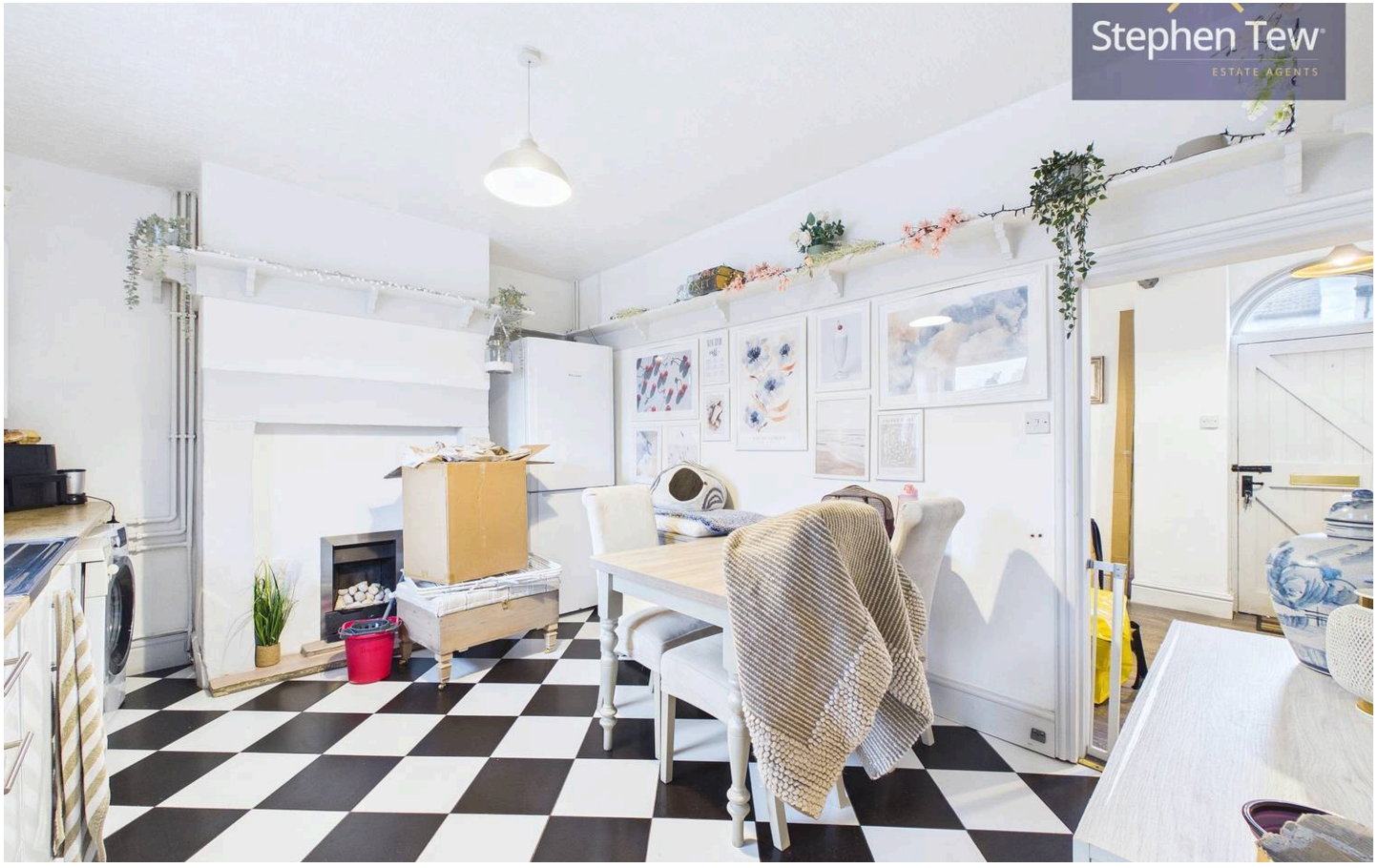
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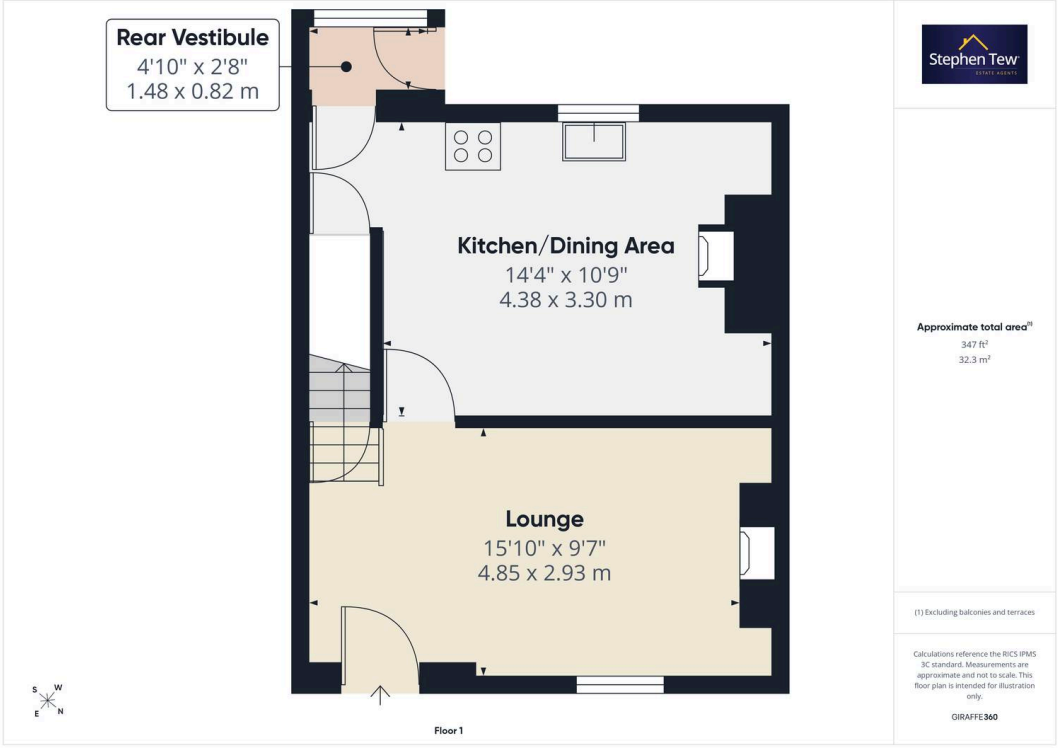


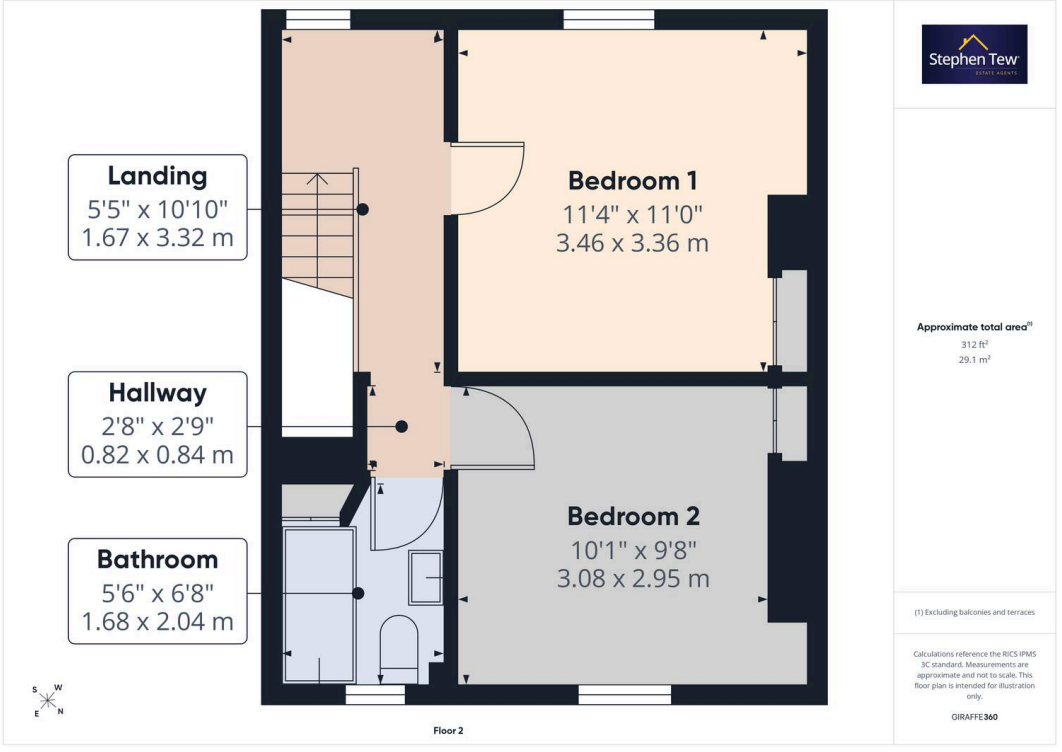
FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage


Rear Vestibule
4'10" x 2'8"
1.48 x 0.82 m
Kitchen/Dining Area
14'4" x 10'9"
4.38 x 3.30 m
Lounge
15'10" x 9'7"
4.85 x 2.93 m
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Approximate total area(1)
347 ft²
32.3 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
Floor 1


Landing
5'5" x 10'10"
1.67 x 3.32 m
Hallway
2'8" x 2'9"
0.82 x 0.84 m
Bathroom
5'6" x 6'8"
1.68 x 2.04 m
Bedroom 1
11'4" x 11'0"
3.46 x 3.36 m
Bedroom 2
10'1" x 9'8"
3.08 x 2.95 m
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Approximate total area(1)
312 ft²
29.1 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
Floor 2



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