

4 Bed Detached In Mains Lane , Poulton-Le-Fylde, FY6 7LB

£575,000





SHORT DESCRIPTION

Property Ref: 16162 A substantial and immaculately refurbished detached family residence, situated within the desirable FY6 postcode. Set back behind a broad paved carriage driveway providing extensive off-street parking, the property offers generous accommodation arranged over two floors and finished to a high contemporary standard throughout. The entrance hall is impressive, with herringbone flooring, bespoke balustrading and a strong sense of arrival. To the rear lies a striking open-plan kitchen, dining and family room, flooded with natural light from large skylights and extensive glazing overlooking the garden. The kitchen features modern cabinetry, integrated appliances and a substantial island, ideal for both everyday living and entertaining. A separate sitting area completes this expansive space. The first floor provides well-proportioned bedrooms, including a generous principal suite with en-suite shower room, together with further bedrooms served by a stylish family bathroom. Finishes are neutral and consistent, with new carpeting and joinery throughout. Further benefits include modern services, contemporary bathrooms, excellent natural light and a practical family layout. The rear garden is private and low-maintenance. A turnkey family home combining character, space and modern living, located in a well-regarded residential area and suited to a discerning purchaser. Property Type: Detached Full selling price: £575000.00 Pricing Options: No Status Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1367.017 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing, Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	127 square metres

Rules on letting this property

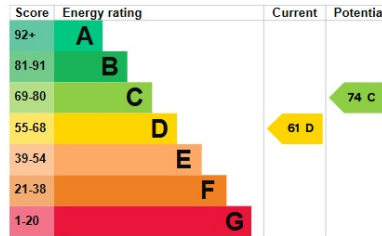
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

Company registration number in England : 10469887 VAT: 263 3023 36
 Copyright © 99Home Limited 2017. All rights reserved.