



### 3 bed detached bungalow to buy

Blackpool Road, Poulton-le-Fylde,  
Lancashire, FY6 7QT

**£185,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached 3 Bed Bungalow close to transport links and local amenities.
- ✓ Modern open plan living area
- ✓ Bi-fold doors to patio and rear
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Nestled in a sought-after residential area, this impressive detached three-bedroom bungalow offers the perfect blend of modern comfort and convenience, ideally situated close to excellent transport links and a wide range of local amenities. Upon entering, you are welcomed by a bright and spacious hallway that leads into a stunning open plan living area, thoughtfully designed for both relaxation and entertaining. The contemporary kitchen features sleek cabinetry, integrated appliances, and a generous island, seamlessly flowing into the dining and lounge areas, creating a versatile space that adapts to your lifestyle. Large bi-fold doors bathe the room in natural light and provide a seamless connection to the patio, ideal for indoor-outdoor living during the warmer months. The property boasts three well-proportioned bedrooms, each offering ample space for furnishings and storage. A modern family bathroom, finished with high-quality fixtures and contemporary tiling, serves the remaining bedrooms. Additional features include a spacious driveway, secured by an electric gate, providing parking for multiple vehicles and leading to an attached garage, which offers further storage or the potential for a home gym or workshop (subject to individual requirements). The bungalow is presented to a high standard throughout, with neutral décor, quality flooring, and energy-efficient double glazing, ensuring a comfortable and inviting atmosphere. Practical elements such as gas central heating, a dedicated utility area, and ample built-in storage further enhance the appeal of this exceptional home. With its prime location, generous proportions, and modern finish, this property represents a rare opportunity for those seeking single-level living without compromise, whether you are downsizing, relocating, or searching for a family home that combines style, security, and convenience. Early viewing is highly recommended to fully appreciate all that this outstanding bungalow has to offer.

Lounge

4.68m x 8.4m

Kitchen / Diner

3.97m x 4.41m

Utility Room

1.48m x 2.55m

Bedroom 1

3.68m x 3.62m

Bedroom 2

2.26m x 3.5m

Bathroom

2.45m x 4.2m

Bedroom 3

5.1m x 5.69m

Garage

3.1m x 4.59m

Parking - Secure gated

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Detached Bungalow

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

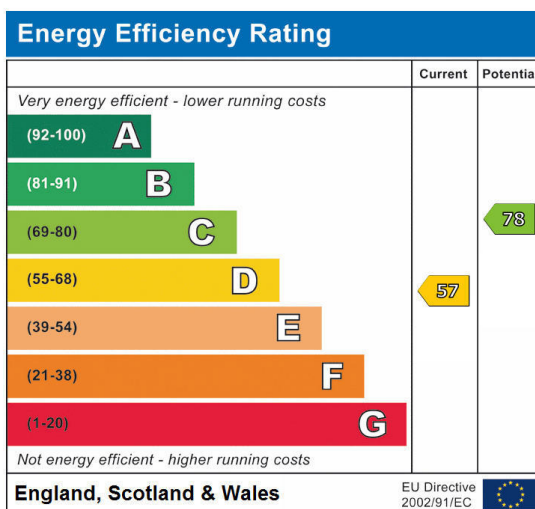
Air conditioning: No

Mobile signal coverage: Good

First Floor

All

Ground Floor



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Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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