



34 Newton Avenue, Poulton-Le-Fylde,
FY6 8AP

£219,950

Tucked away in a cul-de-sac location, only around half a mile from Poulton centre, this beautiful Semi Detached home has been the subject of a comprehensive re-furbishment program to include stunning new Kitchen and Bathroom facilities and a contemporary decor theme throughout. A true **TURNKEY PROPERTY**, sold with no onward chain

- Lounge
- Newly fitted Dining Kitchen
- Three Bedrooms
- Newly fitted Bathroom
- Garden room - ideal office/studio
- UPVC double glazing
- Gas central heating

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1948.



McDonald

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Hall: Meter cupboard, Coved ceiling, UPVC double glazed door, Radiator.

Ground Floor WC: Low flush WC, Corner wash basin, UPVC double glazed window.

Living Room: 13'0" x 11'1" (3.96 m x 3.38 m) Feature media wall with flame effect electric fire, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 17'0" x 13'0" (5.18 m x 3.96 m) (L-shape). Stylish, newly fitted wall and base cupboard units with complementary roll edge worktops and matching island, Built in oven and hob with extractor, Integrated fridge freezer, dishwasher and washing machine, Multi function waterfall sink, UPVC double glazed French doors to the rear garden, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 14'2" x 10'9" (4.32 m x 3.28 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'8" x 9'9" (3.56 m x 2.97 m) Built in cupboard, UPVC double glazed window.

Bedroom 3: 6'8" x 5'11" (2.03 m x 1.80 m) UPVC double glazed window, Radiator.

Bathroom: Stunning newly fitted bathroom suite comprising; Panelled bath with shower over, Vanity wash basin, UPVC double glazed window, Heated towel rail/radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front Garden: Laid to lawn.

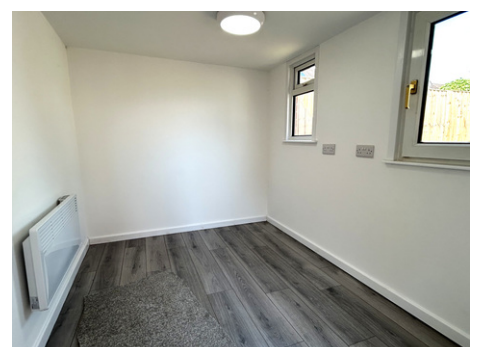
Rear Garden: Laid to lawn with a raised timber deck area.

Garden Room: 8'8" x 6'8" (2.64 m x 2.03 m) Insulated and heated garden room, Power and light, UPVC double glazed window.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2159.05 (2026/27)



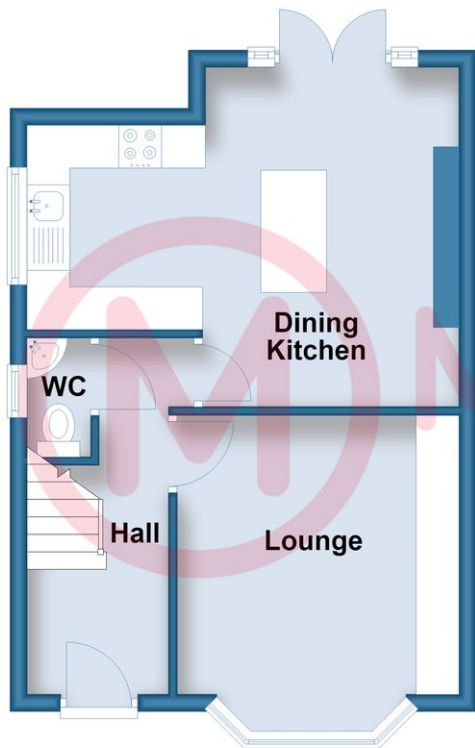
Directions: Leaving Poulton in a Southerly direction along Hardhorn Road. At the traffic lights turn right into Garstang Road, then third left into Compley Avenue, and finally first right into Newton Avenue

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Newton Avenue

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