



### 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

## 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

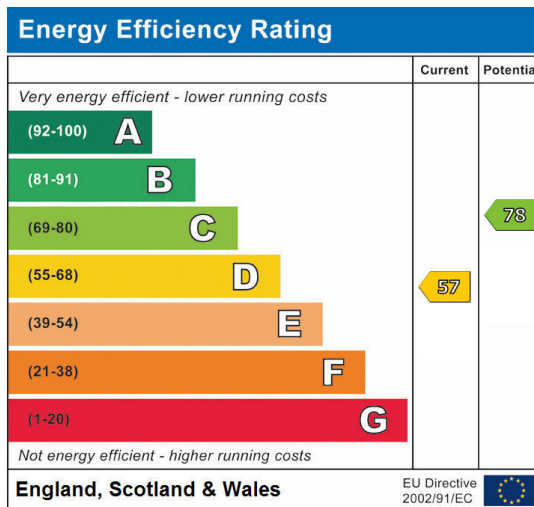
Air conditioning: No

Mobile signal coverage: Good

First Floor

All

Ground Floor



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

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

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

