



Argyle Road, Poulton-le-Fylde, FY6 7EW

Asking Price £265,000







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3 Bedrooms



2 Bathroom

-
- Impressive detached family home
 - Three bedrooms including principal bedroom with en-suite
 - Spacious lounge
 - Contemporary kitchen/dining room
 - Separate utility room and ground-floor WC
 - Stylish modern family bathroom
 - Landscaped, low-maintenance rear garden
 - Off-road parking and useful loft storage



A beautifully presented and extensively modernised three-bedroom detached home, offering generous and highly versatile accommodation with a stylish contemporary finish throughout. The property has undergone a programme of improvements including updated bathrooms, flooring and landscaping, creating an impressive home that is ready for its next owners to move straight into.

The accommodation opens into a welcoming entrance hallway with a useful ground-floor WC, before leading into an excellent-sized lounge. This is a bright and comfortable reception room with plenty of space for both larger sofas and occasional furniture, making it ideal for everyday family living.



To the rear is a superb kitchen/dining room, extending across the width of the property and providing a sociable setting for both family life and entertaining. The contemporary kitchen incorporates a good range of fitted cabinetry and work surfaces, with space for a dining table alongside. French doors provide a direct connection with the rear garden, while a separate utility room offers valuable additional storage and practical space.



To the first floor are three bedrooms, including an impressive principal bedroom with its own en-suite shower room. The second bedroom is also particularly generous, while the third provides an ideal child's bedroom, home office or guest room. A modern family bathroom completes the first-floor accommodation. The property also benefits from a substantial loft area with ladder access and partial boarding, providing useful additional storage.

Externally, the property continues to impress. To the front is off-road parking, whilst a gated side pathway leads around to the rear. The garden has been thoughtfully landscaped to provide an attractive yet relatively low-maintenance outdoor space, incorporating artificial lawn, paved seating areas and established planting – creating an excellent environment for relaxing and entertaining.

Situated in Poulton-le-Fylde, the property is well placed for the amenities of the town and surrounding Fylde Coast, with access to local shops, schools and leisure facilities. The area also offers convenient road and public transport connections for travel towards Blackpool, Preston and the wider North West.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Driveway and street parking. Is available .

Construction Type : Brick under slate roof.

Building Safety: N/A

Restrictive Covenants : Prospective purchasers should ask their legal adviser to verify the title, rights, easements and restrictive covenants affecting the property.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Prospective purchasers should ask their legal adviser to verify the title, rights, easements and restrictive covenants affecting the property.

Footpaths / Bridleways : We understand that there are non known to effect the property.

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : Non known to effect the property. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast are available in the area
Mobile signal: EE, Three, o2 and Vodafone available in the area

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should

satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///rejoined.original.shades

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

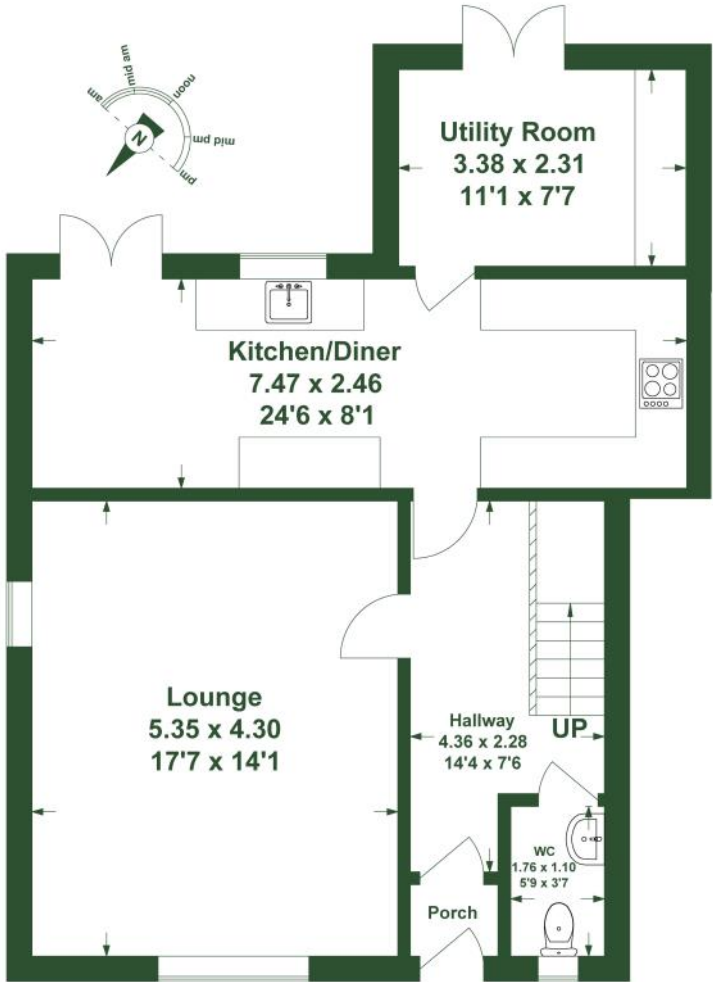
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Date photographs taken : 10th September 2026

SUBJECT TO CONTRACT

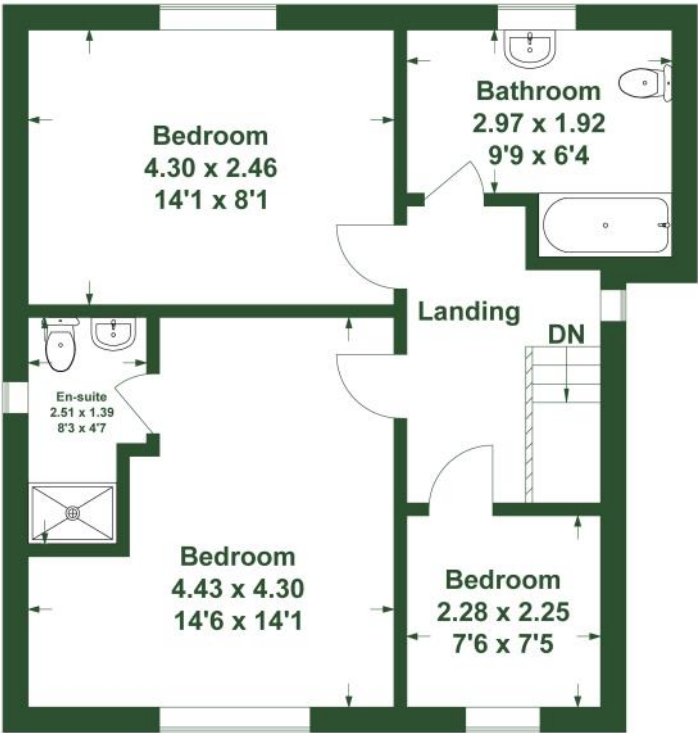


Approximate Gross Internal Area : 117.55 sq m / 1265 sq ft



Ground Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	82 B



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