



Old Mains Lane
Poulton-le-Fylde

Carter Jonas

RIVERSIDE, OLD MAINS LANE, POULTON-LE-FYLDE LANCASHIRE FY6 7LA

Detached Five Bedroom House · Two Reception Rooms · Two Bathrooms · Large Kitchen Family Room
Double Garage And Gardens
NO ONWARD CHAIN

ACCOMMODATION

Reception hall with central contemporary staircase and doors to reception rooms.

Sitting room comprising dual aspect windows affording good natural light and a modern inset feature fire.

The main focal room of the house is the kitchen breakfast room with a bank of full height windows and doors overlooking the gardens. There is room for a dining table and sofas and a range of contemporary kitchen cabinets finished in contrasting colours. Breakfast island with space for bar chairs and an electric hob. Integrated double oven and microwave.

The first floor landing has French doors opening onto a balcony. Principal bedroom with ensuite comprising bath and separate shower. Two further double bedrooms, one with a walk in wardrobe. Two single bedrooms, one of which would make an ideal study. House bathroom with bath and separate shower.

OUTSIDE

The property has a driveway leading to a double garage. The mature gardens wrap around the property with the main garden area to the side, with lawn, borders and mature hedgerow. Behind the property is a garden with lawn and patio areas.

A DETACHED FIVE BEDROOM FAMILY HOME WITH TWO RECEPTION ROOMS AND TWO BATHROOMS. COMPLIMENTED BY A DOUBLE GARAGE, PARKING AND GARDENS.



FURTHER INFORMATION

Tenure: Freehold

Local Authority: Fylde Council

Council Tax: Band E

EPC Rating: C

Mains gas central heating (not tested)

Private drainage system (not tested)

Mains water

Buyers are advised to make their own enquiries regarding the condition and functionality of all services.

According to Ofcom, Superfast broadband is available.

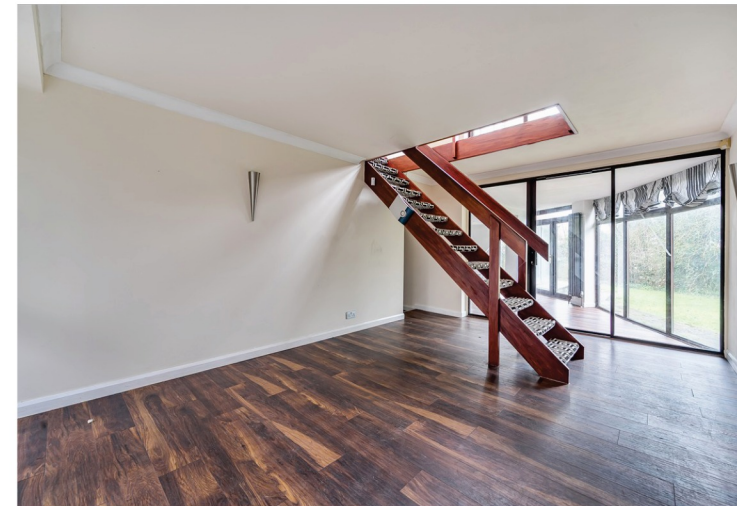
Mobile coverage is good outdoor.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: FY6 7LA

what3words:/// shape.gravy.mural



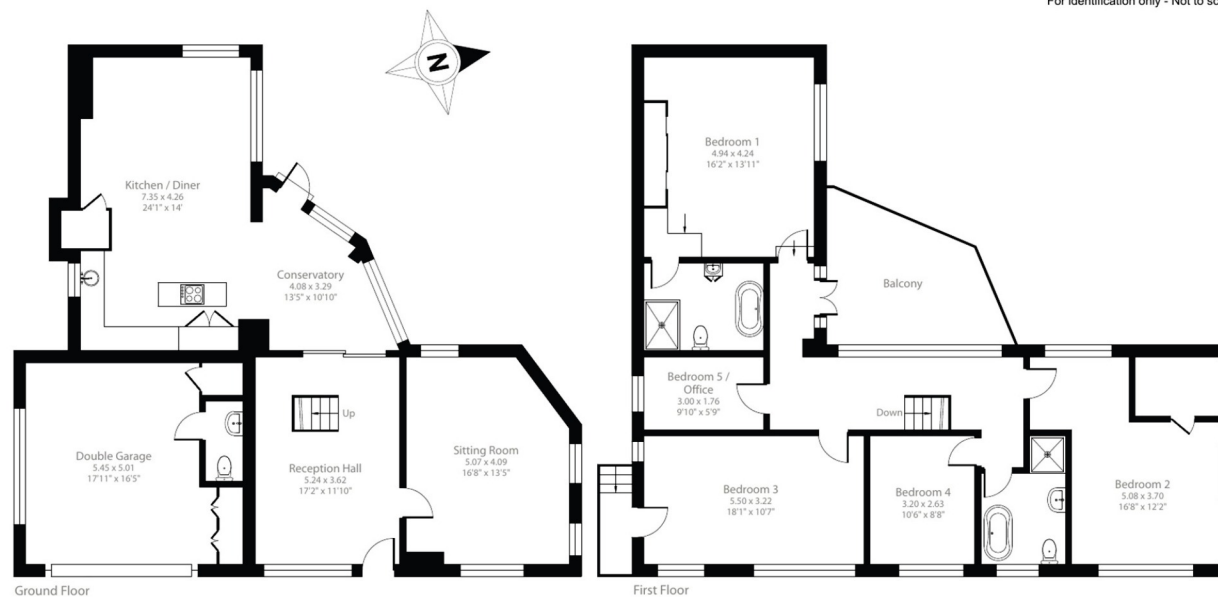
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Approximate Area = 2036 sq ft / 189.1 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 2331 sq ft / 216.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2026. Produced for Carter Jonas. REF: 1394975

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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