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4 Poolhill Close, Whiteholme, Thornton-Cleveleys, FY5 3HL

£325,000

Situated in arguably Whiteholme's most sought after cul-de-sac, this family home offers beautifully proportioned accommodation, and boasts an unusually impressive plot with a larger South facing rear and a double Garage. Immaculately presented and ready to walk into, no.4 provides a perfect blank canvas to make into your own home of distinction, and is sold with NO ONWARD CHAIN.







- **Open plan Living room - over 23' in length**
- **Breakfast Kitchen**
- **Separate Utility room**
- **Ground floor Shower room**
- **Four Bedrooms**
- **Four piece Bathroom**
- **Impressive South facing rear Garden**
- **Double Garage**

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The Property Ombudsman

Porch: Tiled floor.

Hall: Understairs storage, Coved ceiling, Radiator.

Shower Room: Modern wet room style comprising; Shower area, Low flush WC, Wash basin, UPVC double glazed windows, Towel heater radiator.

Open plan Lounge: 23'7" x 12'9" (7.19 m x 3.89 m) Fireplace with inset living flame gas fire, Coved ceiling TV point, Wood effect laminate flooring to the dining area, UPVC double glazed picture window and patio doors, Two radiators.

Breakfast Kitchen: 14'0" x 8'3" (4.27 m x 2.51 m) Wall and base cupboard units with complementary worktops, Split level oven and hob, One and a half bowl stainless steel sink, UPVC double glazed window, Radiator.

Utility: 11'5" x 5'10" (3.48 m x 1.78 m) Plumbed for washing machine and dishwasher, Built in cupboard, Gas central heating boiler, UPVC double glazed window.

Rear Vestibule: 10'4" x 6'8" (3.15 m x 2.03 m) UPVC double glazed door and patio doors.

First Floor:

Landing: Built in cupboard, UPVC double glazed window.

Bedroom 1: 12'8" x 11'8" (3.86 m x 3.56 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 9'10" (3.48 m x 3.00 m) Loft access, UPVC double glazed window, Radiator.

Bedroom 3: 10'0" x 8'4" (3.05 m x 2.54 m) Built in wardrobe and storage, UPVC double glazed window, Radiator.

Bedroom 4: 9'10" x 8'4" (3.00 m x 2.54 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC and bidet. Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Lawn and flower borders.

Rear: An impressive South facing rear, laid to lawn with numerous established trees and shrubs, Paved patio area.

Parking: Double brick garage measuring 20'3 x 13'10, with light and power and a private driveway.

Heating:Gas central heating (NOT TESTED).

Council Tax: Band - E £3071.71 (2026/27)







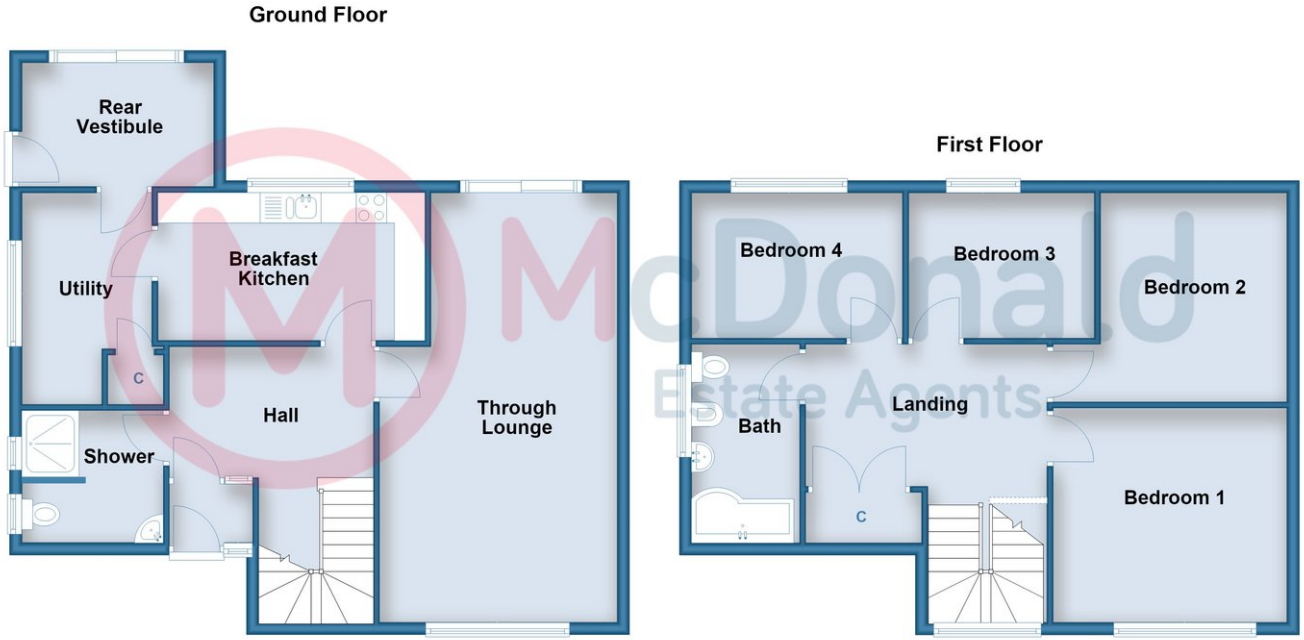




Directions: From our office on Red Bank Road travel inland to the roundabout, continue straight across into Ingthorpe Avenue. Turn left at the end into Ashfield Road, continue past the college and take the first left into Whiteholme Road, third right into Winchcombe Road, and finally first right into Poolhill.

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.



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Plan produced using PlanUp.

Poolhill Close

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