



Holly Bank, 127 Breck Road, Poulton-le-Fylde, FY6 7HJ

£795,000

WOW !... A majestic Detached renovated, extended and completely transformed to an exacting standard by the current owner in 2010, seamlessly blending contemporary living with its Victorian era heritage. Affording fabulous levels of accommodation over three floors, Holly Bank boasts four double Bedrooms, three Reception rooms plus an enormous open plan Living Kitchen. The theme continues externally with a beautiful Westerly facing tree lined rear, which extends out around 100'. Oozing quality throughout this outstanding family home comes with our highest recommendation to view.

- Three Reception rooms
- Stunning 'L' shape Living Kitchen
- Four double Bedrooms
- Three Bath / Shower rooms
- Beautiful Gardens
- Superbly presented throughout
- Less than 1/2 mile from Poulton centre



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498

sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Successfully selling property since 1948.

Entrance Vestibule: Beautiful stained glass internal door and surround, Tiled floor.

Hall: Wood flooring, Coved ceiling, Spindle staircase to the first floor, Radiator. Staircase down to the Basement - currently used as a utility room (head height limited at 5'8)

WC: Low flush WC, Pedestal wash basin.

Sitting room: 15'3" x 13'7" (4.65 m x 4.14 m) Open chimney housing cast iron log burning stove with slate hearth, Wood flooring, Coved ceiling, Picture rail, UPVC double glazed sash bay window, Radiator.

Study: 15'3" x 14'7" (4.65 m x 4.44 m) Living flame gas fire in an open fireplace, Wood flooring, Coved ceiling, Picture rail, UPVC double glazed sash bay window, Radiator.

Lounge: 14'8" x 14'0" (4.47 m x 4.27 m) Fitted media wall to chimney breast, Wood effect laminate flooring and underfloor heating, Picture rail, UPVC double glazed window, Open to :-

Living Kitchen: 35'10" x 31'0" (10.92 m x 9.45 m) 'L' shaped. Superb range of quality wall and base units with complementary Corian worktops, Sunken Corian sink with mixer tap and separate spray hose, Integrated dishwasher and wine cooler, Integrated cooking appliances to include; combination microwave oven, steam oven and two electric fan ovens, Central kitchen island with five ring gas hob and raised breakfast bar, Space for American style fridge freezer. Ceiling mounted extractor fan, Wood effect laminate flooring, Underfloor heating, Bi-fold doors to the rear patio and Garden, Stable door and UPVC double glazed window to side, Twin UPVC double glazed Lantern roofs.

First Floor:

Landing: Staircase leading to the second floor, Coved ceiling, UPVC double glazed leaded window, Radiator.

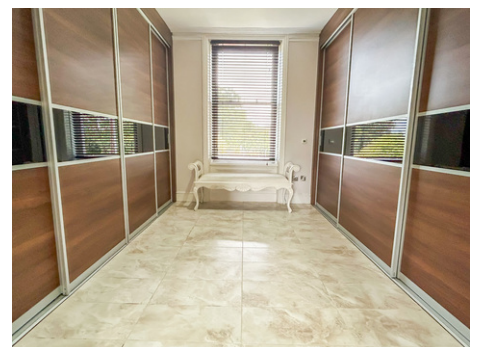
Master Bedroom Suite: 14'8" x 14'0" (4.47 m x 4.27 m) Coved ceiling, TV point, UPVC double glazed windows, Radiator, Double bi-fold doors leading into :-

Dressing Room: 12'0" x 12'0" (3.66 m x 3.66 m) Bespoke fitted wardrobes with sliding doors, Tiled floor, Underfloor heating, UPVC double glazed windows, Hidden access to:-

En-Suite: Corner steam shower, Twin sinks with free standing vanity unit, Low flush WC. Coved ceiling, Tiled floor, UPVC double glazed sash window, Chrome towel heater, Underfloor heating.

Bedroom 2: 14'6" x 12'0" (4.42 m x 3.66 m) Coved ceiling, UPVC double glazed window, Radiator.

First Floor Bathroom: Three piece bathroom suite comprising; Cast iron claw footed free-standing bath tub, High flush WC, Wash basin, Airing cupboards, Tiled floor, UPVC double glazed windows, Radiator.



Second Floor:

Landing/Living Area: 14'7" x 10'2" (4.44 m x 3.10 m) Open landing space with sitting area, UPVC double glazed window, TV point, Eaves storage, Radiator.

Bedroom 3: 19'10" x 13'4" (6.05 m x 4.06 m) Bespoke eaves storage cupboards, Fitted desk and shelving, Ceiling lights, UPVC double glazed window, Radiator.

Bedroom 4: 21'11" x 9'8" (6.68 m x 2.95 m) Eaves storage cupboards, Fitted desk, UPVC double glazed window, Velux skylight, Radiator.

Second Floor Bathroom: Three piece bathroom suite comprising; Corner shower cubicle, Vanity sink unit, Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front: Split level with numerous established shrubs and trees affording excellent levels of privacy.

Rear: Over 100ft in length. Stunning Westerly facing rear garden reaching out over 100'. Raised paved patio and entertaining area, stepping down to the lawn and pond, then onto the 'secret' garden currently with growing space and greenhouse.

Parking: Ample off street parking to the front. There has also been previous planning approved for a double Garage.

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 - F £3508.46 (2026/27)



Award winning property sales since 1948.



Directions: Leave Poulton centre heading North along Breck Road. Proceed through the traffic lights at Station Road and 127 is a short way along on the left.

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		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Breck Road

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Successfully selling property since 1948.

