



**5 HODGSON PLACE,  
 POULTON-LE-FYLDE,  
 FY6 8BH**

**£315,000**



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### \*\*\*DETACHED TRUE BUNGALOW ON A CORNER PLOT\*\*\*

This detached true bungalow is situated on a sought after position just off Hardhorn Road, within a short walk from Poulton Centre for most. An ideal retirement property or for someone looking to downsize. The accommodation briefly comprising: hallway, spacious Lounge, kitchen/diner, utility room, 4-piece bathroom suite, two bedrooms, (The 2nd bedroom has been altered to include a sitting room with a rear garden view) the front double bedroom has built in wardrobes. Well maintained corner garden plot with detached single garage, off road parking. EPC- C



**LOCATION:** Occupying a very popular residential position just off Hardhorn Road, Poulton centre is within an easy walk for most handy for all its amenities, local transport service routes are easily accessible and good local schools.

**STYLE:** Traditional, detached true bungalow.

**CONDITION:** The property has been well maintained.

**ACCOMMODATION:** Ground Floor; entrance vestibule, hallway with cupboard with central heating boiler, spacious lounge with fireplace and UPVC glazed front facing window, kitchen/diner which is fitted with wall and base units and several high specification integrated appliances and rear/side facing UPVC window. Utility room with access onto rear/side gardens, storeroom and garage. The rear bedroom has been altered to include an open plan sitting room/bedroom with a feature roof lantern ceiling. The master bedroom has fitted wardrobes and front facing UPVC window. The bathroom is equipped with a bath, shower, w/c, hand wash basin and modern tiles.

**OUTSIDE:** The front/side garden is set behind a low brick wall and features mature trees and shrubs. A driveway leads to the detached garage which has an electric up and over door, power, light and water.

**SERVICES:** All mains services are connected, solar panels used for hot water and gas central heating. UPVC double glazing.

**COUNCIL TAX:** The property is listed as Council Tax Band D. (Wyre Council).

**TENURE:** We are advised the tenure of the property is freehold.

**VIEWINGS:** By appointment through the Agent's office and come highly advised.