



**262 HARDHORN ROAD,  
POULTON-LE-FYLDE,  
LANCASHIRE,  
FY6 8DW**

**£629,950**



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15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butsonblofeld.co.uk

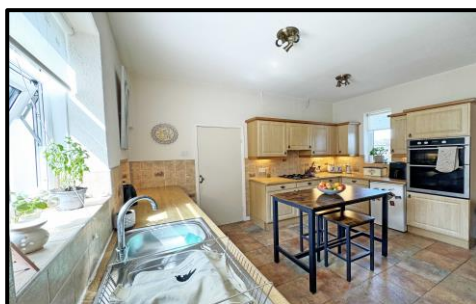
## DISTINCTIVE DETACHED HOUSE WITH LARGE GARDENS

Positioned in a sought-after residential location mid-way on Hardhorn Road.

This fantastic opportunity will provide a buyer with a blank canvas and a sizeable plot to potentially extend and develop if required. The property is surrounded by extensive mature gardens sitting in a slightly elevated position with In & Out driveway.

The layout currently provides traditional accommodation with four reception rooms, kitchen and utility room. Three good bedrooms, study / box room, shower and bathroom. Gas central heating and double-glazing. Large west facing gardens and detached garage.

Viewing is highly recommended and by appointment.



**LOCATION:** Situated in a prominent and much sought after residential location on Hardhorn Road. The house is set well back from the main road made, private with mature trees and hedging and is within easy travelling distance to Poulton centre, all amenities, motorway access and nearby towns.

**STYLE:** Traditional detached family property built under a slate roof with white rendered elevations.

**CONDITION:** A well-maintained property, which has been in the same family for many years and offers excellent potential.

**ACCOMMODATION:** Ground Floor; entrance vestibule and hallway with staircase leading off. Generous reception lounge, dining room and breakfast kitchen with separate utility and boiler / pantry room. Side entrance and inner hall with cloak room W.C. Sitting room and family room located at the rear of the property. First Floor; landing area with built in cupboards, three good size bedrooms, study / box room, shower room W.C and bathroom W.C

**OUTSIDE:** The property is surrounded by lush, mature gardens, mainly laid to lawn with planted borders. To the front there is a concrete in/out driveway and established trees providing added privacy. The large, rear garden enjoys a sunny WEST facing aspect with Indian stone paved patio.

**SERVICES:** All mains services are connected, gas central heating and double-glazing.

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

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

**VIEWING:** By appointment strictly through the agents office.

**EPC:** E