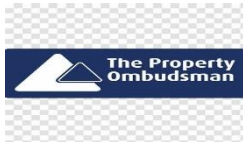


**278 HARDHORN ROAD,  
 POULTON-LE-FYLDE,  
 FY6 8DW**

**£425,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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## 1ST CLASS RESIDENTIAL POSITION WITH LARGE GARDENS.

THIS SEMI-DETACHED FAMILY HOME SITUATED IN A POPULAR AND SOUGHT-AFTER RESIDENTIAL LOCATION OFFERS GREAT POTENTIAL AND COULD ALSO LEND ITSELF TO BEING EXTENDED IF REQUIRED.

SET BACK FROM THE MAIN ROAD THE GARDENS MUST BE VIEWED TO APPRECIATE THE SIZE OF THIS PLOT. A FANTASTIC OPPORTUNITY FOR A YOUNG GROWING FAMILY OR EVEN PERHAPS A DOWNSIZE.

THE CURRENT LAYOUT BRIEFLY COMPRISES; THREE RECEPTION ROOMS, BREAKFAST KITCHEN AND UTILITY AREA. THREE BEDROOMS AND FAMILY BATHROOM. GAS CENTRAL HEATING. LARGE GARDEN PLOT WITH DRIVEWAY AND SINGLE GARAGE. EARLY VIEWING ESSENTIAL.



**LOCATION:** Desirable and convenient residential location on Hardhorn Road close to Longhouse Lane. Within walking distance for most to Poulton centre with all its handy amenities and restaurants. Nearby are good local schools within easy reach and transport links including the Train Station and M55 motorway.

**STYLE:** Attractive, cream rendered semi-detached house.

**CONDITION:** A well-maintained, traditional home providing a blank canvas for any buyer.

**ACCOMMODATION:** Comprising, Ground floor; light & airy entrance hall with staircase leading off. Front lounge with box bay window, feature open fire and sliding doors through to the dining room and garden room extension. Extended breakfast kitchen with French doors out to the garden, utility room and w.c. First floor; landing area with built in cupboards. Front master bedroom with box bay window and built in wardrobes, two further bedrooms and bathroom w.c.

**OUTSIDE:** Well established and mature, large front and rear gardens. The property sits centrally within the plot, the front being laid mainly to lawn with borders, hedging and established trees. A long tarmac driveway provides ample parking and leads to a single garage. The back garden provides a small patio area, extensive lawn with established borders and a variety of fruit trees with borders and hedging. Ideal for the gardening enthusiast.

**SERVICES:** All mains services are connected, gas central heating installed.

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

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

**VIEWINGS:** By telephone appointment through the agents office.