



**19 WILLOWCROFT DRIVE,
HAMBLETON,
FY6 9EJ**

£190,000



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IMMACULATE TRUE BUNGALOW / VILLAGE LOCATION.

THIS DETACHED TRUE BUNGALOW COMES READY TO WALK INTO AND WITH NO CHAIN. SITUATED IN THE POPULAR SEMI RURAL VILLAGE OF HAMBLETON THE PROPERTY WOULD BE IDEAL FOR A SEMI / RETIRED BUYER. THE ACCOMMODATION BRIEFLY COMPRISES; LARGE THROUGH LOUNGE DINER, KITCHEN, TWO BEDROOMS AND BATHROOM. GAS CENTRAL HEATING, DOUBLE GLAZING, DRIVE PARKING, GARAGE AND WELL-MAINTAINED EASY MAINTENANCE FRONT AND REAR GARDENS. VIEWING COMES HIGHLY RECOMMENDED.



LOCATION: Riverside Drive runs off Kiln Lane which in turn leads from Broadpool Lane, the main throughfare running through Hambleton village. Local schools, shopping facilities and transport routes to Poulton, Cleveleys and Lancaster are within easy walking distance.

STYLE: A detached, true bungalow.

CONDITION: A very well presented property with a contemporary style of décor.

ACCOMMODATION: Comprising, Ground floor; side entrance, kitchen, large lounge / diner. Two bedrooms, white bathroom suite with shower over the bath.

OUTSIDE: Good sized paved garden to the front. Driveway providing access to the rear and a single garage. The rear garden is designed easy maintenance with laid patio and stone chippings.

SERVICES: All mains services are connected, gas central heating and Upvc double-glazing. The roof has been fully re fitted together with the fascia boards to the property.

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

COUNCIL TAX: The property is listed from an online search as Council Tax Band C (Wyre borough council).

EPC: Rated D.

VIEWINGS: By arrangement through the agents office.