



16 HARDHORN ROAD,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7SR

£275,000



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TOWN CENTRE LOCATION / RENOVATION PROJECT

ATTRACTIVE PERIOD HOUSE SITUATED RIGHT WITHIN THE HEART OF POULTON AND PRESENTING AN EXCELLENT RENOVATION PROJECT. IDEAL FOR ACCESS TO LOCAL AMENITIES AND TRANSPORT SERVICE ROUTES INCLUDING POULTON TRAIN STATION. ALTHOUGH REQUIRING COMPLETE REFURBISHMENT THE SPACIOUS ACCOMMODATION PROVIDES PLENTY OF CHARACTER AND BRIEFLY COMPRISES;

TWO RECEPTION ROOMS, GOOD SIZE KITCHEN DINER, CELLAR STORAGE, DOWN STAIRS SHOWER ROOM, UTILITY, THREE BEDROOMS AND BATHROOM W.C. REAR COTTAGE STYLE GARDEN WITH THE INVALUABLE BONUS OF PARKING AND LARGE GARAGE. NO CHAIN. EPC TO FOLLOW



LOCATION: Occupying a most convenient location on Hardhorn Road, adjoining the town centre (SAT NAV FY6 7SR).

STYLE: Period, double fronted semi-detached property being one of the earlier houses to be built in Hardhorn. Many period features including cast iron fireplaces and beamed ceilings.

CONDITION: Full renovation is required throughout, presenting an excellent opportunity to create a lovely family home. Sold as seen.

ACCOMMODATION: Ground Floor; lounge with log burning stove (Chimney currently capped off), sitting room with fireplace, inner hall with staircase leading off and cellar area for storage. Rear extended kitchen diner and utility room. Shower room w.c. First Floor; landing with access to the three bedrooms and bathroom wc.

OUTSIDE: The property enjoys a surprisingly spacious west facing back garden set behind a wall, with deep borders, patio area, artificial lawn and garden room. Good size garage with up and over door and additional parking.

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

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

VIEWING: By appointment through the agents office.