



**167 HARDHORN ROAD,  
POULTON-LE-FYLDE,  
FY6 8ES**

**£335,000**



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1ST CLASS RESIDENTIAL POSITION / LARGE GARDENS.

THIS SEMI-DETACHED HOME IS SITUATED IN A POPULAR AND SOUGHT-AFTER RESIDENTIAL LOCATION AND OFFERS A FANTASTIC OPPORTUNITY FOR A YOUNG FAMILY OR EVEN PERHAPS A DOWNSIZE. THE GROUND FLOOR HAS BEEN EXTENDED AND PROVIDES GREAT LIVING SPACE.

THE LAYOUT BRIEFLY COMPRISES; THREE BEDROOMS, EXTENSIVE OPEN-PLAN LIVING SPACE, 24' LOUNGE, STUDY, DOWNSTAIRS WC. GARAGE, SURPRISINGLY LARGE GARDENS. CENTRAL HEATING, DOUBLE-GLAZING. READY TO WALK INTO AND NO CHAIN. EPC:C



**LOCATION:** Desirable and convenient residential location on Hardhorn Road (SAT NAV FY6 8ES). 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:** A much improved and extended semi-detached residence with rendered elevations.

**CONDITION:** Beautifully appointed throughout. Fabulous kitchen / diner. Polished Oak floors to the ground-floor. A home which is ready to walk into.

**ACCOMMODATION:** Ground-floor; Attractive entrance hall with dog-leg staircase to first floor, cloakroom with Wc & wash-basin fitted, study, 24' lounge with feature fireplace and 'Living Flame' gas fire installed, opening into large kitchen / diner which is fully fitted with integrated appliances and having French windows to rear garden, utility room. First-floor; Three bedrooms and bathroom /Wc.

**OUTSIDE:** The front garden is designed for ease of maintenance with off street parking for several vehicles and the drive itself leads to a brick constructed garage. The rear garden has been landscaped with lawn area, attractive Indian stone patio areas and path and colourful planted borders. There are two useful brick outbuildings to the rear of the garage.

**SERVICES:** All mains services are connected. Gas central heating and UPVC double-glazing are installed.

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

**TENURE:** Tenure of the property is freehold.

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