



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

£699,950



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DETACHED DORMER BUNGALOW STYLE PROPERTY SAT WITHIN A GENEROUS PLOT

Positioned in a highly desirable residential location towards the Longhouse Lane part of 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 maintained mature gardens with extensive driveway leading to the rear and a detached double garage. The layout currently provides traditional accommodation with four reception rooms, kitchen and utility area. Four good size bedrooms, two shower rooms and family bathroom. Viewing is highly recommended to appreciate the tremendous potential on offer. No chain.



LOCATION: Situated in a prominent and much sought after residential location on Hardhorn Road (Sat Nav FY6 8DW). The house is set nicely back from the main road, private with mature trees and hedging and is within easy travelling distance to Poulton centre, all amenities, motorway access and nearby towns.

STYLE: A most spacious detached home which could suit a range of buyers with around 2,700 Sq Ft of accommodation on offer.

CONDITION: A well-maintained property which is now ready for renovation.

ACCOMMODATION: Ground Floor; entrance vestibule with cloak room. Spacious hallway with feature stone curved staircase and gallery landing. Large reception room (31'10 x 15'10), dining room, breakfast kitchen and rear entrance with utility area including pantry and boiler room. Sitting room (18' x 9'11) and reception/study or 5th bedroom with a lift to the 1st floor. Large conservatory room across the back of the property and shower room wc. First Floor; landing area, master bedroom with built in cupboards, side balcony and ensuite. Further three good bedrooms and bathroom wc.

OUTSIDE: The property enjoys extensive gardens with maintained shrubs, trees, lawns and foliage. A large frontage provides ample parking area with a side driveway sweeping to the rear of the property with a detached double garage. The rear garden includes a large patio seating area with shaped lawn and established trees providing privacy.

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

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.