



38 Riverside Drive, Hambleton,
Poulton-le-Fylde, FY6 9EB

£560,000

LOCATION LOCATION LOCATION

Could you wish for a finer backdrop to your forever home ?
Situated riverside with the most **STUNNING OUTLOOK** over
the Wyre and beyond, 38 is designed to make the most of
the views with the main Reception Areas and the modern
Breakfast Kitchen all to the first floor, so you can soak up
every moment.

Really needs to be seen first hand to be believed.

- Three Reception Rooms
- Four Bedrooms - spread over both floors
- Modern Breakfast Kitchen; Utility room
- Two Bath/Shower rooms
- Westerly facing rear Garden around 75' in length
- Double Garage and additional Parking
- **INCREDIBLE POSITION**

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1948.



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Vestibule:

Hall: Personal door to garage, Radiator.

Shower Room: Modern three piece comprising; Walk in shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Bedroom 4/Lounge: 15'2" x 12'0" (4.62 m x 3.66 m) Coved ceiling, TV point, UPVC double glazed patio doors, Radiator.

Bedroom 2: 12'0" x 11'8" (3.66 m x 3.56 m) Fitted wardrobes and matching furniture, UPVC double glazed window, Radiator.

Bedroom 3: 12'2" x 12'0" (3.71 m x 3.66 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Utility Room: 17'6" x 6'0" (5.33 m x 1.83 m) Single drainer stainless steel sink, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window.

First Floor:

Landing:

Lounge: 20'3" x 17'1" (6.17 m x 5.21 m) Coved ceiling, TV point, UPVC double glazed windows, Radiator, Patio doors to:-

Sun Lounge: 17'6" x 6'0" (5.33 m x 1.83 m) Tiled floor, Double glazed windows.

Dining Room: 12'0" x 12'0" (3.66 m x 3.66 m) UPVC double glazed window, Radiator.

Breakfast Kitchen: 13'1" x 12'0" (3.99 m x 3.66 m) Modern fitted wall and base cupboard units with complementary roll edge worktops and concealed lighting, Split level oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Integrated fridge, freezer and dishwasher, UPVC double glazed window, Radiator.

Bedroom 1: 13'7" x 12'0" (4.14 m x 3.66 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

Bathroom: Modern four piece comprising; Panelled bath, Corner step in shower, Vanity wash basin and integrated low flush WC, Tiled walls and floor, Built in cupboard, UPVC double glazed window, Towel heater radiator.



Outside:

Front: Lawn and established hedging and borders.

Rear: A Westerly facing rear Garden around 75' in length. Laid to lawn with a raised patio area and established borders.

Garage: 20'4" x 17'6" (6.20 m x 5.33 m) Integrated double garage with light, power and twin doors. Additional parking to the front.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - F £3281.68 (2024/25)

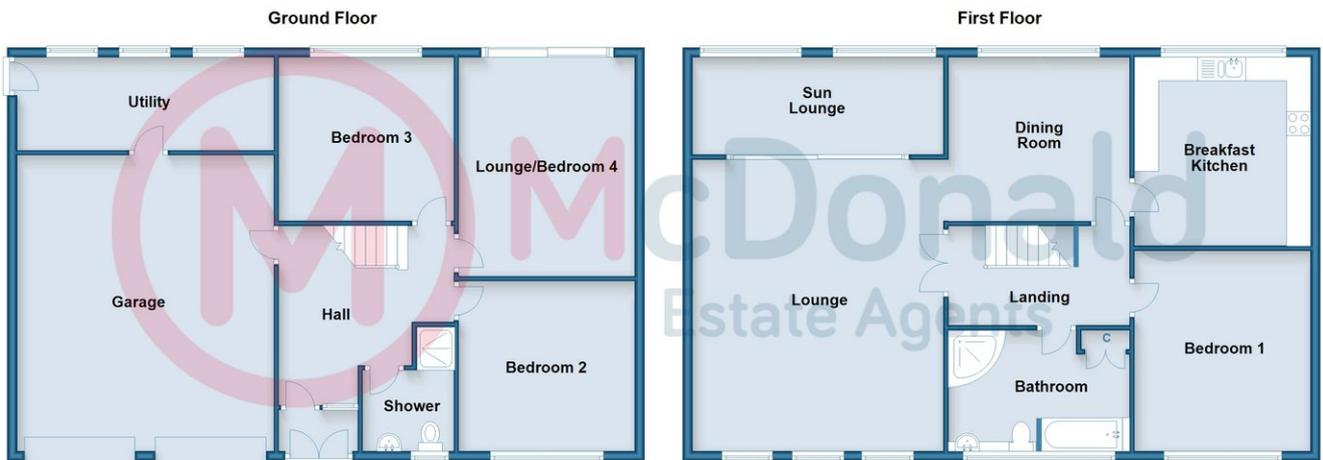


Directions: From Poulton centre take Breck Road until you come to the roundabout. At roundabout take third exit onto Mains Lane and proceed to first set of traffic lights. At lights take left and follow signs for Hambleton. Once in Village of Hambleton take left turning onto Kiln Lane then take your second left into Riverside Drive.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



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Riverside Drive

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