



15 The Conifers, Hambleton,
Poulton-le-Fylde, FY6 9EP

£57,500

A Purpose Built first floor Apartment, tucked away in a cul-de-sac location in the ever popular village of Hambleton. A perfect first time buy, or downsize, sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- One double Bedroom
- Bathroom
- Double glazing
- Electric heating



McDonald
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Communal Entrance: Stairs to the first floor.

Private Entrance:

Lounge: 15'3" x 10'1" (4.65 m x 3.07 m) Coved ceiling, Double glazed window, Electric heater.

Dining Kitchen: 8'7" x 8'7" (2.62 m x 2.62 m) Wall and base cupboard units with complementary worktops, Electric cooker point, Single drainer stainless steel sink, Plumbed for washing machine, Double glazed window.

Inner Hall: Built in cupboard.

Bedroom: 9'5" x 9'4" (2.87 m x 2.84 m) Fitted wardrobes, Loft access, Double glazed window.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC.



Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold.
Service charge: £70 pcm; Ground rent: £18.50 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1,557.33 (2025/26)

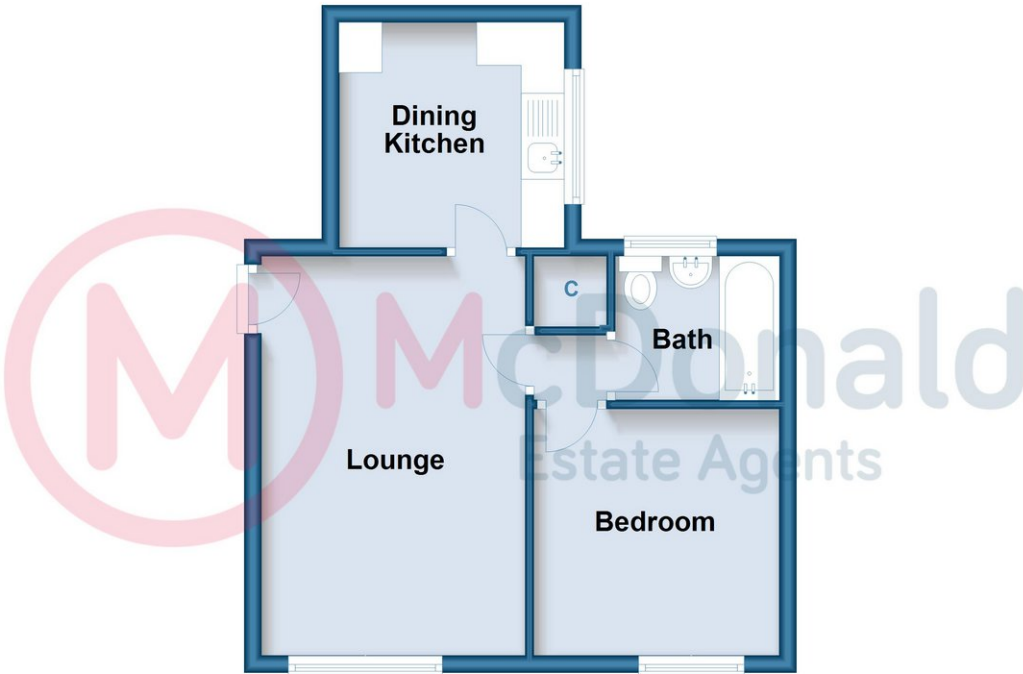
Directions: From Poulton town centre proceed down the Breck until you come to roundabout. At roundabout take third exit onto Mains Lane and proceed to first set of traffic lights. At lights take left and follow signs for Hambleton. Once in Village of Hambleton take left turning onto Kiln Lane then take your second left into Riverside Drive. The Conifers is the your 2nd turning on your right.

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		77
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First Floor



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Plan produced using PlanUp.

The Conifers

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