



# 2 bedroom Semi-Detached Bungalow located in Hambleton.

Offers In Excess Of  
£200,000

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# 19 Broadpool Lane, Hambleton, Lancashire , FY6 9AG



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## FULL DESCRIPTION

### FRONT ELEVATION

Paved driveway surrounded by mature trees and shrubs provides ample off road parking for multiple cars. Gate leading to the garage and rear south facing garden

### ENTRANCE HALL

**3' 0" x 11' 6" (0.91m x 3.51m)**

Entering through uPVC double glazed door into a traditional hallway with carpeted flooring, meter cupboard and doors leading to all ground floor rooms

### LOUNGE/BEDROOM

**11' 8" x 15' 2" (3.56m x 4.62m)**

uPVC double glazed bay window to the front, feature fireplace with flame effect electric fire, carpeted flooring and radiator

### BEDROOM TWO

**9' 11" x 8' 11" (3.02m x 2.72m)**

With a range of fitted wardrobes and drawers, uPVC double glazed window to the front, carpeted flooring and radiator

### KITCHEN

**10' 5" x 10' 11" (3.18m x 3.33m)**

With a range of fitted wall and base units, electric hob with extractor hood over, eye level oven and grill, stainless steel sink and drainer unit with mixer tap. Plumbed for washing machine, cupboard housing combi boiler and uPVC double glazed window providing access to the rear decked area of the garden.

### SHOWER ROOM

**5' 5" x 7' 10" (1.65m x 2.39m)**

Walk in shower cubicle, wash hand basin, low flush w/c, bidet, wall mounted vanity cupboard, fully tiled walls, radiator and uPVC double

glazed obscure window.

### SITTING ROOM

**11' 9" x 10' 10" (3.58m x 3.3m)**

With uPVC double glazed double doors providing access to the rear garden, stairs leading to the loft room, carpeted flooring and radiator

### LOFT ROOM

**15' 5" x 12' 2" (4.7m x 3.71m)**

With built in storage unit providing wardrobe space, carpeted flooring and velux window to the rear

### REAR GARDEN

South facing rear garden, laid to lawn with rear decked area accessed via the kitchen or patio doors from the sitting room. Mature shrubs and trees provide privacy.



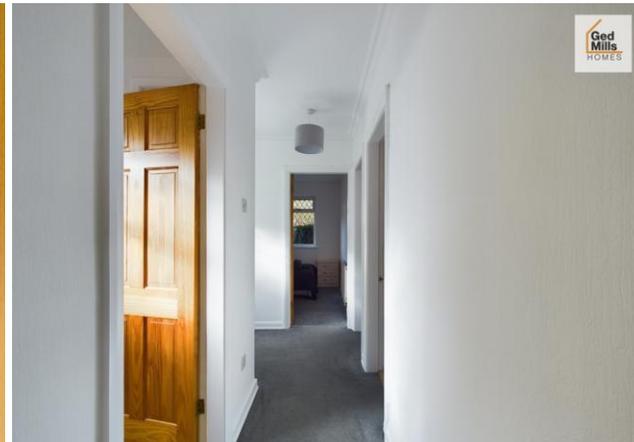
Welcome to 19 Broadpool, Hambleton, Poulton-le-Fylde.

Situated in the semi-rural village of Hambleton, this two bedroom bungalow is not to be missed.

With the benefit of no chain delay, ample parking to the front, a garage and a private South facing rear garden. Generous room sizes including an additional loft room the property offers a diverse layout.

Within close proximity to local amenities including shops, public house/restaurant, primary school and access links to Poulton-le-Fylde, Blackpool and Lancaster.

**VIEWING IS ESSENTIAL**





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## FLOORPLAN



## DIRECTIONS

### CONTACT

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