



Hilton &
Horsfall

BB12 7FH

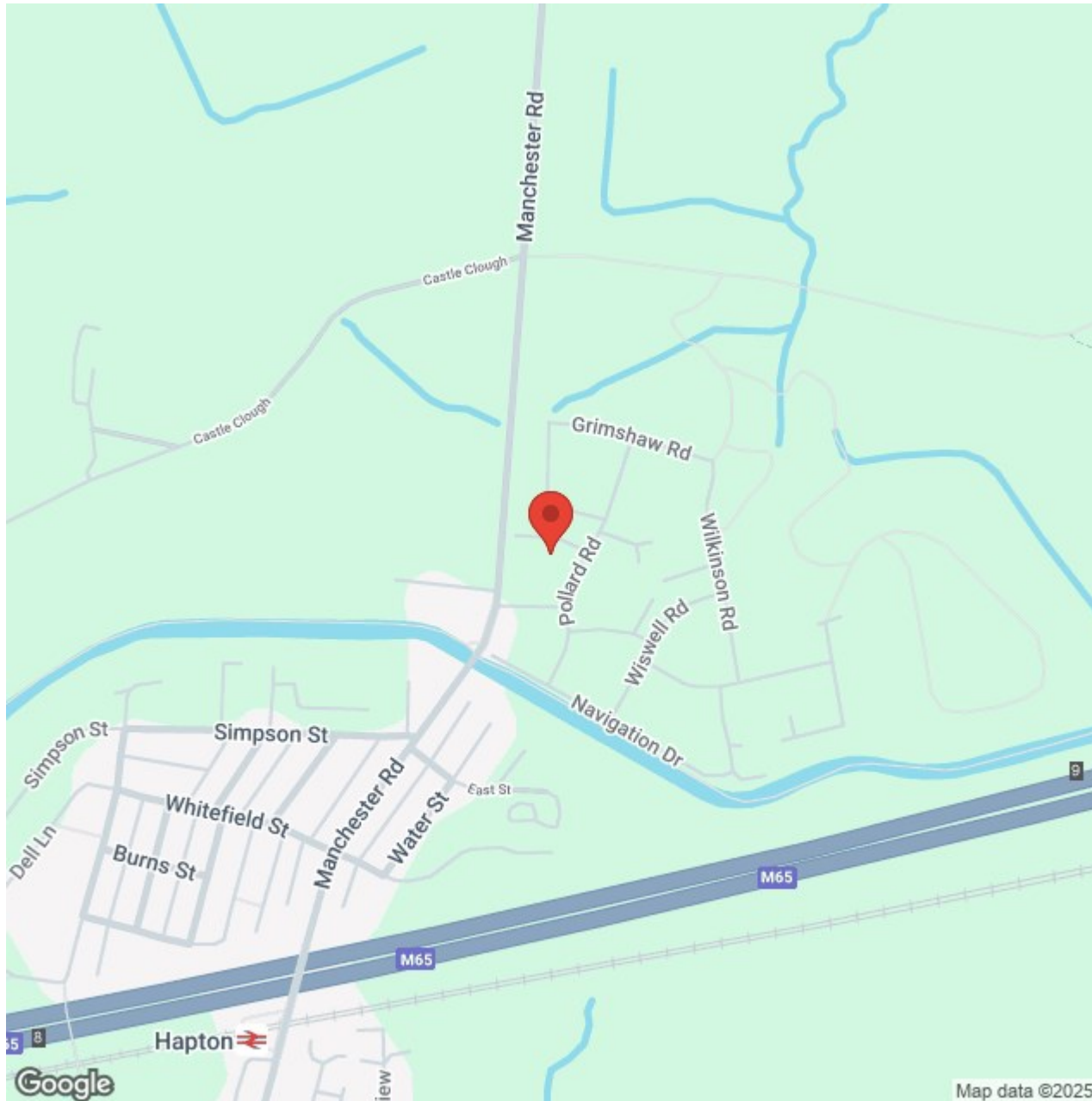
Pollard Road, Hapton

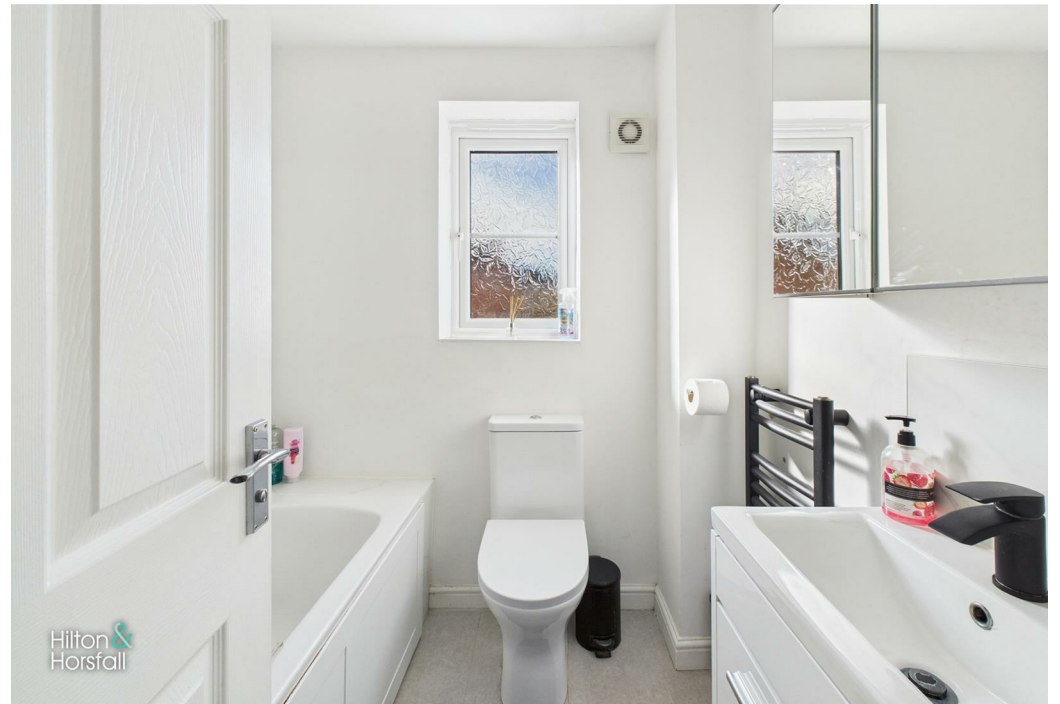
Offers In The Region Of £220,000

- Detached • Spacious Living Room • Dining Kitchen • Three Bedrooms • Modern Bathroom • Cul-de-sac Position • Garage • Off Road Parking

A stunning detached dwelling located on Pollard Road comprising of three well proportioned bedrooms and a three piece bathroom suite. As you walk in you are greeted by an entrance hallway and useful ground floor w.c, there is also a family sized living room and spacious dining kitchen having fitted appliances. Externally to the rear elevation there is an enclosed garden having a laid lawn and flagged patio area with space for garden furniture. With the added benefit of a driveway and garage providing ample space for off road parking. The property is situated conveniently close by to local amenities, restaurants / pubs and transport links. Hapton Train Station is close by making it easy for commuting. Early viewing is highly advised to avoid disappointment.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALL

A welcoming entrance hall having 1x central heating radiator, uPVC double glazed window to the side elevation and composite door leading out to the front.

GROUND FLOOR WC

A useful ground floor w.c comprising of: push button w.c, wall mounted sink with chrome mixer tap, tiled splash back, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

LIVING ROOM 11'4" x 14'8" (3.47m x 4.48m)

A family sized living room with space for settees, television point, 1x central heating radiator, under stairs storage cupboard, smoke detector, open balustrade staircase to the first floor / landing and uPVC double glazed window to the front elevation.

DINING KITCHEN 9'5" x 14'6" (2.88m x 4.44m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, inset sink with chrome mixer tap, Zanussi 4 ring gas hob with chrome extractor hood above, integrated Zanussi oven / grill, plumbing for a washing machine, airing cupboard

housing logic combi boiler, space for a table and chairs, 1x central heating radiator, air extraction fan, smoke detector, uPVC double glazed window and patio doors to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, 1x central heating radiator and a smoke detector.

BEDROOM ONE 11'4" x 8'3" (3.47m x 2.53m)

A bedroom of double proportions with integrated wardrobes, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'1" x 8'2" (3.40m x 2.50m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 8'1" x 6'2" (2.47m x 1.88m)

A bedroom of single proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation

BATHROOM

A beautifully presented three piece bathroom suite comprising of: a panelled bathtub with glass shower screen and rainfall shower head above, push button w.c, sink in vanity unit with chrome mixer tap, heated towel rack, air extraction fan and uPVC double glazed frosted window to the rear elevation.

GARAGE 17'2" x 9'0" (5.24m x 2.75m)

Ideal for storage and off road parking purposes.

EXTERNALLY

Externally to the front elevation there is a lawned area and a driveway leading up to the garage providing ample space for off road parking. To the rear elevation there is enclosed garden with a laid lawn, outside lighting and eater tap and a flagged patio having space for garden furniture. Perfect for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/pollard-road-hapton>

PUBLISHING

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PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

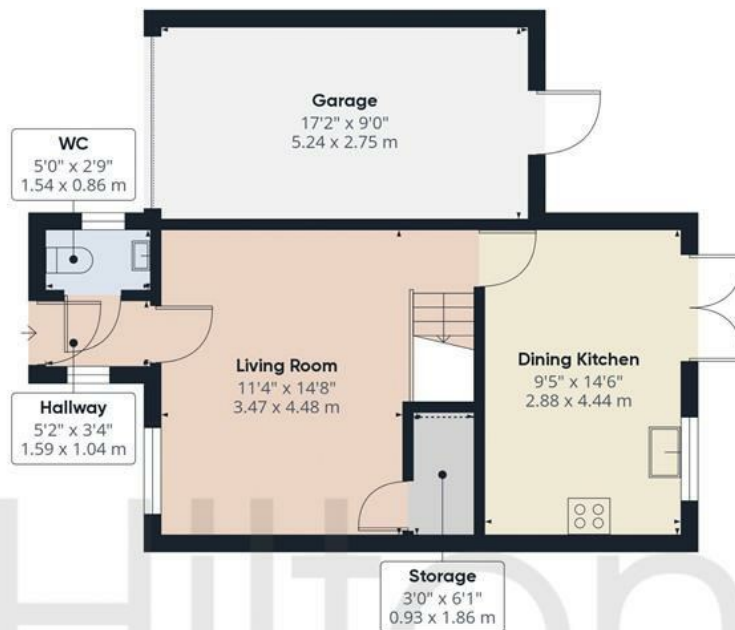


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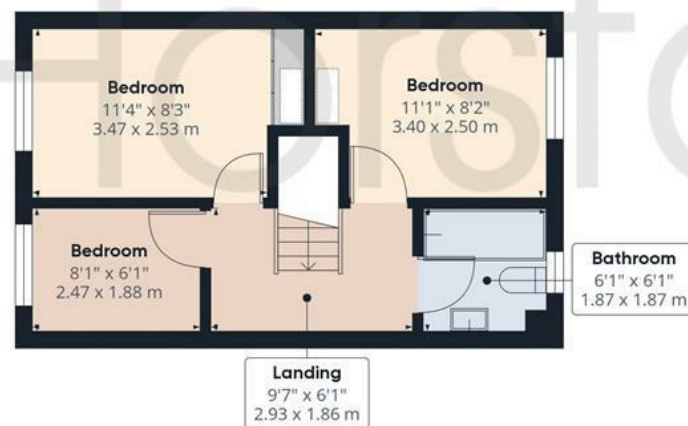
OUTSIDE

Externally to the front elevation there is a lawned area and a driveway leading up to the garage providing ample space for off road parking. To the rear elevation there is enclosed garden with a laid lawn, outside lighting and eater tap and a flagged patio having space for garden furniture. Perfect for use during the Spring / Summer months.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

865.86 ft²

80.44 m²

Reduced headroom

0.83 ft²

0.08 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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