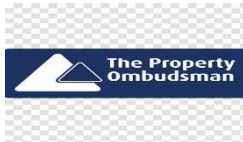


**189 HARDHORN ROAD,
POULTON-LE-FYLDE,
FY6 8DW**

£545,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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FIRST CLASS RESIDENTIAL LOCATION – FANTASTIC FAMILY PROPERTY.

This spacious detached dormer bungalow sits in a generous plot and was extended and fully renovated a few years ago by the present owners. Located in a most convenient and sought after position the property offers excellent accommodation and family space. The property briefly comprises; four double bedrooms (currently presented as three), three reception rooms and a study. Large breakfast kitchen and three bath / shower rooms. Generous gardens, ample drive parking for multiple vehicles and garage. Viewing comes highly advised to appreciate this property.



LOCATION: The property is situated on Hardhorn Road between Woodland Drive and Green Drive (Sat Nav FY6 8DW). Just a short walk for most from Poulton centre with all its amenities, ideal for good local Schools and transport services.

ACCOMMODATION: Ground Floor; Welcoming light and airy entrance hallway with open staircase leading off. Front reception room (previously used as a double bedroom/playroom). Double bedroom with ensuite facilities. Good size lounge and dining room to the back of the property with French doors out. Good size breakfast kitchen with extensive work top space, breakfast bar fitted cupboards with integral appliances. First Floor; Master bedroom with ensuite wet room, built in wardrobes and Juliet balcony with French windows. Further double bedroom with built in wardrobes and family bathroom.

OUTSIDE: Spacious front brick paved driveway providing ample parking and access to the single garage and a second garage. At the rear there is a large private garden laid mainly to lawn with stocked borders, established trees and paved patios providing different seating areas.

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

COUNCIL TAX: The property is listed as Council Tax Band F. (Wyre Borough Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the agent's office.

EPC: D