



**LITTLE MEADOWS**  
**324 HARDHORN ROAD,**  
**POULTON-LE-FYLDE,**  
**FY6 8DH**

**£700,000 OFFERS IN EXCESS**



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## DETACHED TRUE BUNGALOW SAT WITHIN A GENEROUS PLOT.....

OCCUPYING A HIGHLY SOUGHT-AFTER RESIDENTIAL POSITION ON HARDHORN ROAD, 'LITTLE MEADOWS' IS A SUPERB OPPORTUNITY TO ACQUIRE A BUNGALOW WITH JUST OVER 0.5 OF AN ACRE. THIS PROPERTY OFFERS POTENTIAL FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A HOME, OR THOSE SEEKING A DEVELOPMENT/EXTENSION PROJECT. THE PROPERTY FEATURES TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS, BREAKFAST KITCHEN AND FAMILY BATHROOM. A GENEROUS FRONT GARDEN WITH AN INTEGRAL GARAGE AND AN EXTENSIVE REAR GARDEN.

**NO ONWARD CHAIN.**

**VIEWING HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY.**

- **Detached True Bungalow** – Highly desirable single-story living.
- **Tremendous Potential** – Ideal for modernisation, extension, or redevelopment.
- **Substantial Plot** – Excellent front and rear gardens rarely found in modern developments.
  - **No Onward Chain** – Available for a quick sales process for a ready & able buyer.
- **Prime Location** – Situated in a sought-after pocket on Hardhorn Road, within easy reach of Poulton-le-Fylde's town centre, excellent Schools, and transport links.



**ACCOMMODATION:** Entrance porch and hallway with cloak room wc, cupboard and access to the garage. Good size lounge with picture window enjoying views overlooking the garden. Dining room and breakfast kitchen. Two double bedrooms both with built in wardrobes and a sink. Shower room.

**OUTSIDE:** The property enjoys extensive gardens with shrubs, trees, lawns and foliage. A generous frontage provides ample parking area with access to the garage and side pathways to the rear. The back garden is a peaceful space with cottage style gardens including formal shaped lawn areas, deep and well stocked borders, an array of trees and shrubs and patio.

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

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

**EPC:** TBC

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

**VIEWING:** By appointment strictly through the agents office.