



24 HARDHORN WAY,  
POULTON-LE-FYLDE,  
FY6 8AE

£265,000



**CMP**  
Client Money Protect



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15a Chapel Street, Poulton Le Fylde, FY6 7BQ

01253 894494

[sales@butson.co.uk](mailto:sales@butson.co.uk)

**BEAUTIFULLY PRESENTED DORMER BUNGALOW IN A MOST CONVENIENT  
LOCATION AND ENJOYING AN OPEN ASPECT TO THE REAR**

Immaculately presented three-bedroom dormer bungalow ideally positioned with delightful open field views to the back. Ideally suited to buyers seeking a tranquil location with the convenience of Poulton centre just minutes away and catchment area for excellent Schools.

The accommodation briefly comprises; Spacious double bedroom (currently dressed as a dining room) and family bathroom situated on the ground floor, breakfast kitchen with rear access, comfortable through lounge flowing into a conservatory room overlooking the garden. First floor; two good sized bedrooms accompanied by a separate shower room. Beautifully presented and established gardens, westerly facing to the rear and large detached garage.

**Early viewing is essential.**



**ACCOMMODATION:** Ground floor; entrance hallway, cosy through lounge / dining area with access to the conservatory room. Well-appointed breakfast kitchen featuring an attractive box bay window, good double bedroom (currently dining room) and convenient family bathroom. First Floor; Two good double bedrooms both benefiting from ample eaves storage, served by a separate shower room.

**OUTSIDE:** Neatly landscaped front garden, colourful flower beds and a wide block-paved driveway providing ample off road parking, leading to a gated side entrance and garage. Beautifully maintained rear garden with a spacious patio area for private seating or outdoor dining. Large garage with power and plumbed for washing and potential to convert (Subject To Planning Permission).

**SERVICES:** All mains services are connected, gas central heating and double glazing.

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

**EPC:** Rating- D

**COUNCIL TAX:** The property is listed online as council tax band D (Wyre Council)

**VIEWING:** By telephone appointment through the Agent;s office.