



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

£910,000



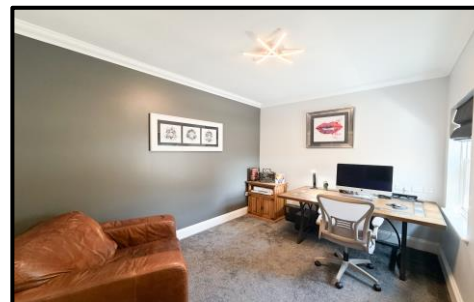
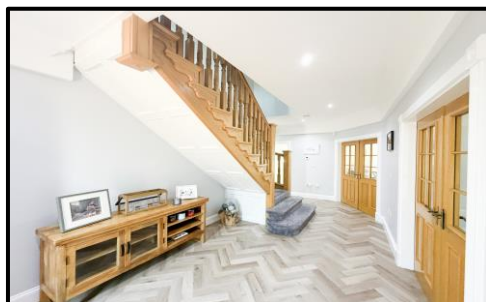
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A stunning property and substantial home set over 3 floors with a modern feel.

Occupying a prominent and sought after position on Hardhorn Road towards Longhouse Lane. "Highgate House" provides exceptional accommodation set across 3 floors, with a luxury finish throughout. Built by "Thomas Waldron Homes" known for their high-end build quality, this family home will not disappoint. Providing over 3,700 Sq Ft including: very spacious kitchen and garden room which offers modern living, then a further four reception rooms, separate study, utility room. Five double bedrooms all with en-suites. Externally the property sits within a generous plot providing parking for 6/8 vehicles to the front, set behind a privacy wall and with electronic gates. A double garage provides secure parking and ample storage. At the rear there is a private garden, summer house and hot tub. Set in the desirable Poulton Le Fylde location, the property enjoys easy access to highly regarded schools including private education facilities including Rossall, Kirkham Grammar and AKS Lytham. Within a short stroll to the centre which provides an excellent range of shops, restaurants, cafes and pubs. Blackpool, Preston and the M55 motorway link are all easily accessible. The train station also connects to Blackpool North and Preston, great for commuters to larger cities such as Manchester and London. We truly believe this property represents excellent value and must be viewed to fully appreciate the space, quality and high specification throughout. The purchase of "Highgate House" also comes with no ongoing chain for a smooth transaction.



STYLE: Very impressive double fronted modern detached home set over three floors on generous plot.

CONDITION: Finished to a very high standard and excellent specifications to all fittings inside and out.

ACCOMMODATION: Superb hallway with oak staircase, cloak room and w.c plus internal access to the garage. Main lounge with feature wood burning stove and french doors out. Sitting room to the front and dining room. Central kitchen which opens through to the family / garden room with french doors out. Study room and separate utility with door leading to rear of the property. First Floor: large landing with airing cupboard and two useful storage cupboards. master bedroom with dressing room and en suite. Three further double bedrooms with ensuite. Second Floor: Large space providing additional bedroom suite or potential home cinema room.

OUTSIDE: Set within a large but manageable plot which is very well presented and maintained including all boundaries. The front is mainly brick block paved providing parking for several vehicles with planted borders and set behind electronic gates. The rear garden is private and landscaped with lawn, paved patio seating areas and well stocked, planted borders. Included in the sale is a modern and fully insulated summer house, an excellent room for working from home with power and light laid on.

SERVICES: Gas central heating installed with two zone system compatible with smartphone technology providing control remotely. Sash style double glazing and security system with integrated cameras.

TENURE: The tenure of the property is freehold.

COUNCIL TAX BAND: The property is listed as Band G, Wyre Borough Council.

EPC: C