



**110 HARDHORN ROAD,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8AX**

£410,000



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1st CLASS RESIDENTIAL LOCATION WITH NO ONWARD CHAIN

This must view detached two bedroom bungalow is situated in a popular and sought after residential location, ideal for Poulton centre, with open plan living area to the rear creating an extremely light and airy property. The accommodation comprises – good size reception / hall, lounge with French doors to the rear – open plan living kitchen with side utility room – loft room – family bathroom & WC– landscaped gardens – garage. Viewing comes highly recommended. EPC E.



LOCATION: Prominent and most convenient residential location on Hardhorn Road. Within walking distance for most to Poulton centre with all its handy amenities and restaurants, good local Schools and close to local transport service routes.

STYLE: Detached bungalow with brick exterior and tiled roof.

CONDITION: Recently renovated and finished to a good standard with modern décor throughout.

ACCOMMODATION: Comprising, Ground floor; entrance/hall storage cupboard & stairs leading to the loft room. Good size open plan lounge dining room with feature log burner, French doors to the rear garden, fitted kitchen with extensive units and a range cooker with gas hob. Access to the garage and utility room. Two ground floor double bedrooms both with fitted wardrobes and a generous first floor room with part sloped ceilings. The bathroom and separate W.C. are located on the ground floor.

OUTSIDE: The property sits on a good size plot and offers very well maintained gardens with surrounding borders and lawn with established bushes and trees set behind a low level brick wall, driveway providing parking for several cars and access to the integral garage. The west facing rear garden has a generous size lawn with further planted borders and a large patio seating area.

SERVICES: All mains services are connected, gas central heating, UPVC double-glazing.

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

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

VIEWINGS: By telephone appointment through the Agents office.

EPC: E