

**HIND QUARTERS,
THE EAGLES,
BRECK ROAD,
POULTON-LE-FYLDE,
FY6 7HJ**

£725,000



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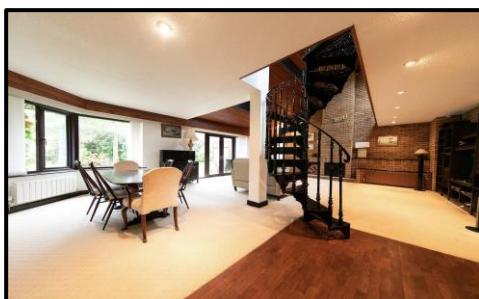
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Spacious Detached Three Bedroom True Bungalow In A Sought-After Location

Large individually built detached true bungalow situated just off Breck Road. This true bungalow occupies a generous plot with an impressive frontage, large rear garden and double garage.

Tucked away in a peaceful setting, a short walk to the vibrant market town of Poulton-le-Fylde, with excellent local amenities nearby and motorway links.

No ongoing chain, early viewing is a must.



LOCATION: Tucked away just off Breck Road on the sought-after "The Eagles" development, this exclusive property is one of only two bungalows and is ideally positioned within easy walking distance of Poulton town centre and its excellent amenities, while also benefiting from convenient access to the M55 motorway.

STYLE: Substantial detached true bungalow. The layout allows for flexible use of space and could be reconfigured to suit modern living requirements.

CONDITION: The bungalow has been well cared for and presents an excellent opportunity for a purchaser to enhance and personalise the property to their own taste.

ACCOMMODATION: The accommodation comprises a welcoming entrance hall with steps leading to the first reception room. A particularly impressive living room measuring approximately 30' x 23" overlooks the rear garden and features a statement fireplace, media wall and a spiral staircase rising to a galleried landing. Double doors open into a delightful conservatory with tiled flooring and direct access to the garden. To the front of the property is a fully fitted, contemporary kitchen with dining area, complemented by a separate utility room and a well-proportioned, fitted study. The property offers three generous double bedrooms, all with fitted furniture, including a principal bedroom with en-suite shower room. A well-appointed, fully tiled family bathroom features both a bath and a separate shower. The galleried landing overlooks the living room and incorporates an additional study area.

OUTSIDE: The Eagles is a highly regarded and peaceful residential area within Poulton Le Fylde. The property is set within extensive, beautifully maintained gardens. To the front, a generous driveway provides ample parking for multiple vehicles and gives access to a double garage. The private rear garden is thoughtfully landscaped, featuring patio areas adjoining the property, a good-sized lawn and well-established planted borders that add colour and structure throughout the seasons. A wide variety of mature shrubs, bushes and trees complete this attractive outdoor space.

SERVICES: All main services connected.

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

COUNCIL TAX: The property is listed from an online search as Council Tax Band F (Wyre Council).

VIEWINGS: By arrangement through the agent's office.