Road Map



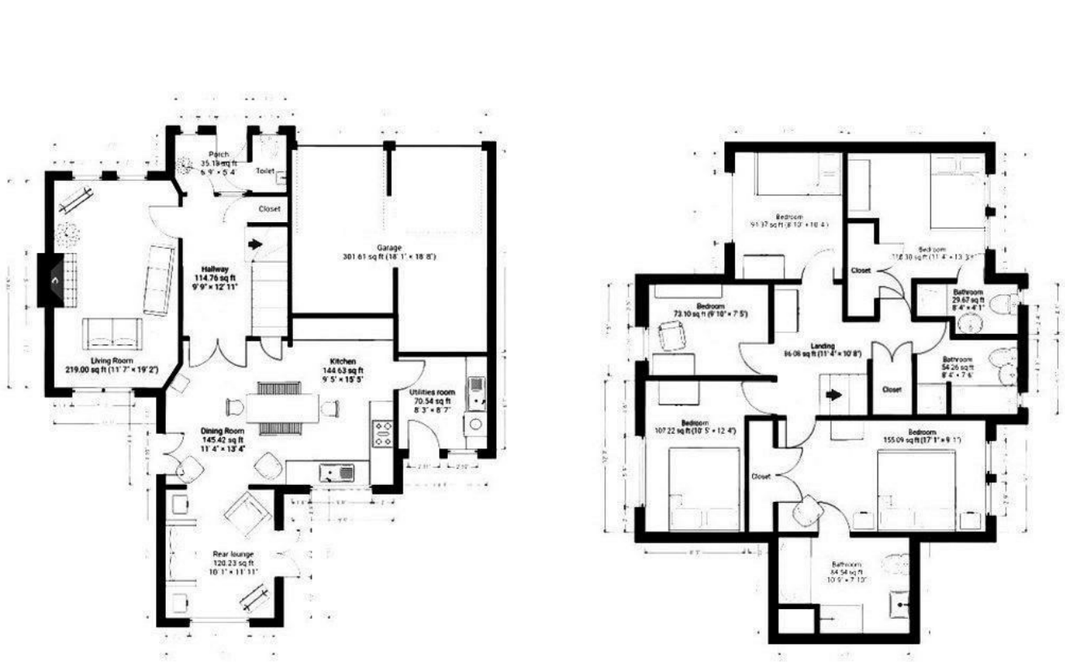
Hybrid Map



Terrain Map



Floor Plan

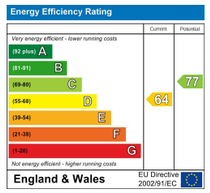


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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introduction
Perfectly positioned just off the highly sought-after Hardhorn Road in the popular village of Poulton, this spacious five-bedroom detached property offers an ideal combination of location, space and family living.

The property is ideally situated for access to a range of well-regarded local schools, excellent transport links and the village's everyday amenities, with a selection of shops and facilities conveniently within walking distance.

Externally, the property boasts a beautiful, well-established garden which enjoys plenty of sunshine, creating the perfect setting for relaxing, entertaining guests and making the most of the summer months.

With its generous accommodation, desirable location and attractive outdoor space, this impressive home is ideally suited to families looking for both convenience and a wonderful place to call home.

viewing is a must to appreciate the size of the property.

Entrance Porch
Hardwood external door and doorways to hallway and ground floor washroom.

Ground Floor WC
5'3" x 3'1"
Double glazed opaque window to front. Low flush WC and pedestal wash hand basin.

Hallway
Spacious entrance hallway offering access to all ground floor room. Stairs to side providing access to first floor landing. Solid wood floor throughout.

Lounge
19'5" x 11'6"
Double glazed windows to front and rear providing dual aspect. Feature fireplace. Carpet, ceiling light and radiator.

Kitchen/Diner
21'0" x 15'5"
Double glazed window to rear and double doors to side leading to rear garden. Range of wall and base units with contrasting butcher block worktop above. Integrated dishwasher. Integrated fridge & freezer. Gas hob with extractor hob above. Integral double oven. Open access through to Rear Sitting Room and access to Utility Room. Solid wood flooring throughout, ceiling light and radiator.

Rear Sitting Room
11'10" x 10'0"
Double glazed window to rear and patio doors to side providing access to rear garden. Solid wood flooring throughout, ceiling light and radiator.

Utility Room
8'6" x 8'2"
Window and door to rear providing access to rear garden Plumbed for washing machine with stainless steel sink and drainer and range of base level and wall mounted storage units. Internal door through to Double Garage. Tiled floor, radiator and ceiling light.

Bedroom One
17'0" x 9'1"
Double glazed windows to front. Carpet, ceiling light and radiator. Fitted wardrobe. Access through to En Suite bathroom.

Bedroom One En Suite
10'8" x 7'10"
Velux skylight to rear. Four piece bathroom suite comprising; panel bath, walk in shower cubicle, low flush WC and pedestal wash hand basin. Tiled floor with tiled splash back to wall.

Bedroom Two
13'3" x 11'3"
Double glazed windows to front. Carpet, ceiling light and radiator. Fitted wardrobe. Access through to En Suite bathroom.

Bedroom Two En Suite
En-suite shower room comprising mains shower, low flush W.C. & pedestal wash basin.

Bedroom Three
12'2" x 10'4"
Generously proportioned double bedroom with uPVC double-glazed window with roller blind to rear aspect.

Bedroom Four
10'4" x 8'9"
Spacious double bedroom with uPVC double-glazed window with roller blind to rear aspect.

Bedroom Five
9'9" x 7'4"
Small double bedroom currently utilised as study/home working space with uPVC double-glazed window to rear aspect.

Bathroom
8'2" x 7'5"
Fully tiled family bathroom suite comprising bath, mains shower, pedestal wash basin and low flush W.C.

Double Garage
Internal double garage accessed via twin up and over doors from driveway and door to utilities room. A huge and versatile space.

Rear Garden
Private South facing garden, largely laid to lawn with planted beds and borders and Indian stone flagged patios and pathways. Access to front on both sides of property.

Front Exterior
Block paved driveway with off road parking for multiple vehicles and neat lawn with mature planted bed.

Further Information
Tenure - Freehold
Council Tax Band - F - Wyre Borough Council
EPC Rating - D