



8 Hawthorne Grove, Carleton,  
Poulton-le-Fylde, FY6 7PN

**£249,950**

**This Semi Detached Family Home is sat on a fabulous plot, boasting a fantastic rear Garden measuring around 100' in length, and offers immaculately presented accommodation.**

**Nicely proportioned throughout with FOUR BEDROOMS, two Separate Reception Rooms plus a 20' Breakfast Kitchen - and an ever popular location !**

- FOUR Bedrooms
- Two Separate Reception Rooms
- 20' Breakfast Kitchen
- Modern Shower Room
- Gardens - around 100' to the rear
- Parking and possible Garage space



**McDonald**  
Estate Agents

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**Hall:** Wood effect laminate flooring, UPVC double glazed door, Radiator.

**Lounge:** 14'5" x 11'0" (4.39 m x 3.35 m) Feature fireplace, Picture rail, TV point, UPVC double glazed bay window, Radiator.

**Sitting / Dining Room:** 12'8" x 10'0" (3.86 m x 3.05 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed patio doors to the rear Garden.

**Breakfast Kitchen:** 20'0" x 6'8" (6.10 m x 2.03 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and door, Radiator.



**First Floor:**

**Landing.**

**Bedroom 1:** 14'5" x 10'0" (4.39 m x 3.05 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 12'8" x 10'0" (3.86 m x 3.05 m) Vanity wash basin, UPVC double glazed window, Radiator.

**Bedroom 3:** 11'3" x 7'1" (3.43 m x 2.16 m) UPVC double glazed window, Radiator.

**Bedroom 4:** 6'9" x 6'8" (2.06 m x 2.03 m) UPVC double glazed window, Radiator.

**Shower Room:** Modern style three piece comprising; Corner shower, Vanity wash basin, Low flush WC, Recessed lighting, UPVC double glazed window, Radiator.



**Outside:**

**Front:** Laid to pattern imprinted concrete.

**Rear:** A magnificent rear garden over 100' in length, Mainly laid to lawn with established trees and a pattern imprinted concrete patio area.

**Parking:** Off street parking and possible garage space.



**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £2,076.44 (2025/26)

**Heating:** Gas central heating (NOT TESTED).



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**Directions:** From Poulton centre proceed North along Tithebarn Street which continues into Poulton Road. At the next set of traffic lights continue over into Bispham Road. Finally take your third right into Hawthorne Grove.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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