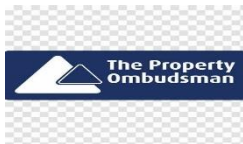




**149 HARDHORN ROAD,
 POULTON-LE-FYLDE,
 FY6 8ES**

£425,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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Attractive Detached Period Residence With Fantastic Potential.

Situated in a highly regarded residential location on Hardhorn Road, this attractive early 1900's detached home presents a fantastic opportunity to acquire a character property offering generous and well-balanced accommodation throughout, together with excellent potential for further development or modernisation subject to the necessary consents. Retaining many features associated with its period, the property provides spacious living accommodation ideally suited to family occupation and occupies a generous plot with good size gardens and a large, detached garage.

The internal accommodation briefly comprises: entrance hallway, two spacious reception rooms, breakfast kitchen, ground floor bathroom, three good size bedrooms and a shower room.

Externally, the property enjoys established gardens to the front and rear, providing ample outdoor space together with excellent scope for extension or enhancement. A particularly noteworthy feature is the substantial detached garage offering additional storage, workshop potential or further development possibilities. The property is conveniently positioned for access to Poulton-le-Fylde town centre, well regarded schools, local amenities and transport links.



ACCOMMODATION

Entrance Hallway: Spacious welcoming hallway with staircase leading to the first floor.

Lounge: Well-proportioned principal reception room featuring large box bay window providing excellent natural light.

Dining / Sitting Room: Second generous reception room ideal for formal dining or additional family living space, box bay window.

Ground Floor Bedroom: Principle double bedroom with fitted cupboards and box bay window.

Breakfast Kitchen: Fitted breakfast kitchen offering a range of wall and base units with space for dining.

Ground Floor Bathroom: Comprising bath, wash hand basin and WC. Storage cupboard.

First Floor Landing - Bedroom One: Large double bedroom with walk in storage room.

Bedroom Two: Further spacious double bedroom and deep cupboard.

First Floor Shower Room: Fitted bathroom suite comprising bath/shower, wash hand basin and WC.

Outside: The property occupies a generous plot with established gardens to both the front and rear elevations. A large, detached garage provides excellent storage and parking facilities together with further potential subject to any required approvals.

Tenure: Freehold.

Council Tax: Wyre Borough Council Band E.