



**5 HODGSON PLACE,
POULTON-LE-FYLDE,
FY6 8BH**

£329,950



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*****MODERNISED DETACHED TRUE BUNGALOW IN AN EVIABLE LOCATION*****

This beautifully presented spacious detached true bungalow is situated in a sought after position just off Hardhorn Road and within a short walk from Poulton Centre.

The accommodation has recently been updated by the current owners and briefly comprises of hallway, spacious lounge, kitchen/diner, utility room, 4-piece bathroom suite, two double bedrooms.

Well maintained corner garden plot with attached single garage and off road parking.



LOCATION: Occupying a very popular residential position just off Hardhorn Road, Poulton centre is within an easy walk for most handy for all its amenities, café culture, and local transport service routes are easily accessible along with good local schools.

ACCOMMODATION: Ground Floor; entrance vestibule, hallway with cupboard with central heating boiler, spacious lounge with open fireplace and UPVC glazed front facing window. Kitchen/diner with a good range of fitted wall and base units and several high specification integrated appliances. Utility room with access onto rear/side gardens, storeroom and garage. The rear double bedroom suite includes an open plan sitting area with lanterned ceiling. To the front the master bedroom has fitted wardrobes. Modern fully tiled bathroom with corner bath, walk in shower, wash basin and W.C.

OUTSIDE: The front and side landscaped gardens are set behind a low brick wall and features mature trees and shrubs. driveway leading to the garage which has an electric up and over door, power, light and water.

SERVICES: All mains services are connected, solar panels used for hot water and gas central heating. UPVC double glazing.

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

EPC rating - C

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

VIEWINGS: By appointment through the Agent's office and come highly advised.