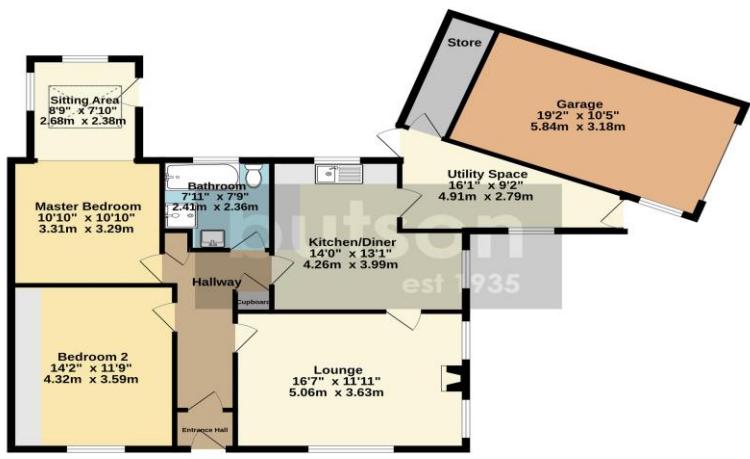


GROUND FLOOR
1188 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.3 sq.m.) approx.
Measurements are approximate, not to scale. Illustrative purposes only.
Made with Memphis 02020.



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

£329,950



CMP
Client Money Protect



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 the accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ

01253 894494

sales@butson.co.uk

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 lantered 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.