



**92 HARDHORN ROAD,
 POULTON-LE-FYLDE,
 FY6 8AX**

£425,000



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SOUGHT AFTER RESIDENTIAL LOCATION OFFERING AN EXCELLENT OPPORTUNITY.

THIS DETACHED PROPERTY PRESENTS EXCELLENT SCOPE TO EXTEND AND REFURBISH, IDEAL FOR A YOUNG GROWING FAMILY LOOKING TO MAKE THEIR OWN MARK.

SITUATED IN A GREAT POSITION FOR GOOD LOCAL SCHOOLS, TRANSPORT ROUTES AND ACCESS TO THE TOWN CENTRE. THE ACCOMMODATION BRIEFLY COMPRISES; TWO BEDROOMS, TWO RECEPTION ROOMS AND DINING KITCHEN. WELL-MAINTAINED AND GOOD SIZE GARDENS, GARAGE WITH UTILITY ROOM TO THE REAR AND AMPLE DRIVEWAY PARKING. GAS CENTRAL HEATING AND DOUBLE-GLAZED.

EARLY VIEWING IS HIGHLY ADVISED AND WITH NO FORWARD CHAIN.



LOCATION: Situated in one of Poulton's most sought after residential locations (SAT NAV FY6 8AX), the property is close to good local schools and is within easy walking distance for most to Poulton centre, handy for all it's amenities.

STYLE: Traditional detached family home.

CONDITION: The property does require refurbishment and we feel this presents a great opportunity.

ACCOMMODATION: Ground Floor; open porch and entrance hallway with cloak room W.C. Large 'L' shaped lounge and rear garden / sitting room with French windows out. Dining kitchen with side door leading to a covered porch area providing access to the garage and rear gardens. First Floor; landing area with built in cupboard. Master bedroom with en suite bathroom, 2nd double bedroom and bathroom W.C.

OUTSIDE: Large front driveway providing ample off-road parking with stocked borders and attractive trees set behind a low-level brick wall. Good size garage with rear utility area. To the rear there is a well-maintained and good size garden laid to lawn, feature central island stocked with bushes and trees, stocked borders and patio seating area.

SERVICES: All mains services are connected. Gas central heating and double-glazed.

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

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

VIEWING: By appointment through the agents office.