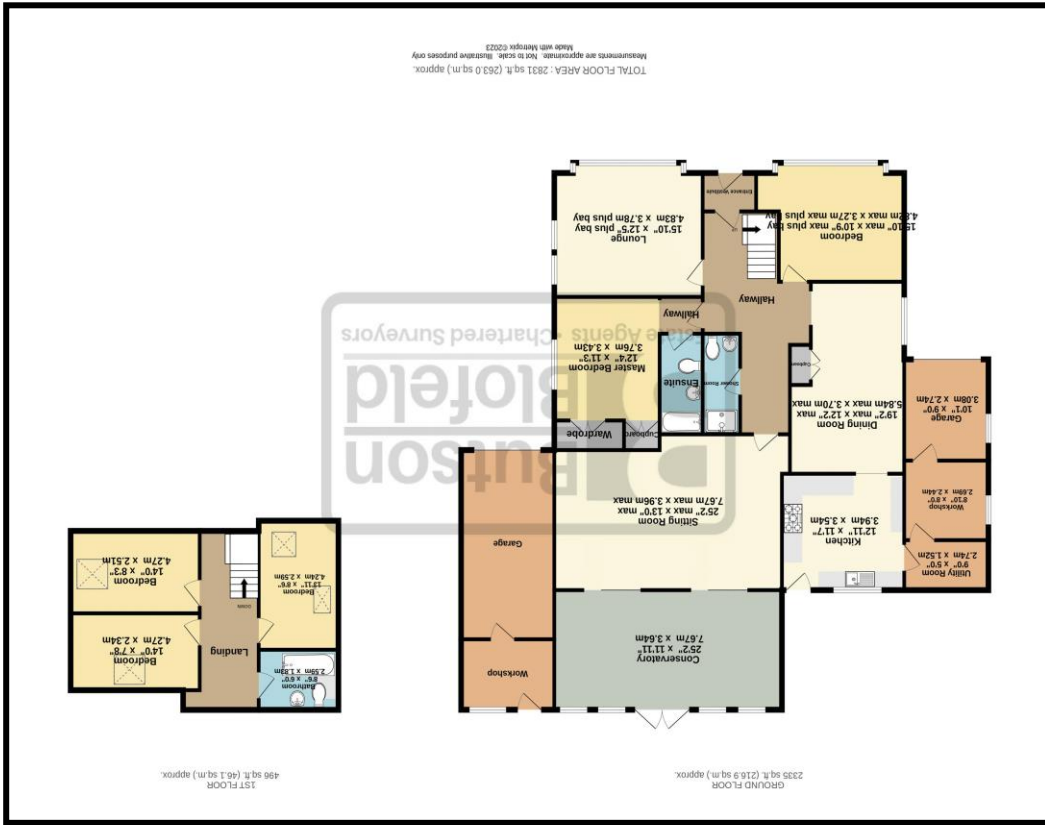


1 Vicarage Road, Poulton le Fylde,
 FY6 7BE
 Tel: 01253 894494
 Fax: 01253 892916



www.butsonblofeld.co.uk
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 www.rightmove.co.uk



83 HARDHORN ROAD, POULTON, FY6 8AY
£550,000



FIRST CLASS RESIDENTIAL LOCATION OFFERING FANTASTIC POTENTIAL

THIS ATTRACTIVE AND SURPRISINGLY SPACIOUS DOUBLE FRONTED DETACHED BUNGALOW SITS IN A LARGE PLOT AND HAS BEEN EXTENDED TO THE GROUND FLOOR WITH THE ADDITION OF A FIRST-FLOOR DORMER CREATING VERSATILE ACCOMMODATION FOR ANY BUYER. LOCATED IN A MOST CONVENIENT AND SOUGHT AFTER POSITION THE PROPERTY OFFERS EXCELLENT FURTHER POTENTIAL AND MAKES AN EXCITING OPPORTUNITY.

THE PROPERTY BRIEFLY COMPRISES; FIVE LARGE BEDROOMS, THREE RECEPTION ROOMS AND A LARGE CONSERVATORY. KITCHEN WITH PANTRY AND UTILITY AREA. THREE BATH / SHOWER ROOMS. GENEROUS GARDENS, DRIVE PARKING AND TWO GARAGES.

VIEWING COMES HIGHLY ADVISED TO APPRECIATE THIS PROPERTY.



LOCATION: The property is situated approximately one third of the way down Hardhorn Road, just after Ash Drive. Just a short walk from Poulton centre with all its amenities, ideal for good local schools and transport services.

STYLE: A most spacious, detached, bungalow style residence with the addition of a dormer roof and extension to the rear.

CONDITION: Whilst this property has been looked after over the years, we feel this will appeal to somebody looking to place their own taste and design on the space available.

ACCOMMODATION: Ground floor; entrance vestibule and hallway with stairs leading off. Front formal lounge to the front, separate dining room and adjacent kitchen overlooking the back garden, pantry, and utility room. A spacious rear sitting room and large conservatory with French doors into the garden. Master bedroom having en suite and walk in wardrobe, second double bedroom to the front of the property and shower room. First floor; landing area with space to sit or work. Three double bedrooms and bathroom w.c. Access to eaves storage.

OUTSIDE: Spacious frontage with tarmac driveway providing ample parking and access to the main garage and a second garage, which has been split creating a workshop/potential office. At the rear there is a large private garden laid mainly to lawn with stocked borders, established trees and paved patios. At the back there is a timber covered seating area ideal for summer BBQ's.

SERVICES: All mains services are connected, gas central heating installed.

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

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

VIEWING: By appointment through the Agent's office.

