



**28 RIVERSIDE DRIVE,  
HAMBLETON,  
FY6 9EB**

**£270,000**



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## IMMACULATE TRUE BUNGALOW IN A SEMI RURAL VILLAGE LOCATION

THIS DETACHED TRUE BUNGALOW COMES READY TO WALK INTO AND WITH NO ONWARD CHAIN. SITUATED IN THE POPULAR SEMI RURAL VILLAGE OF HAMBLETON.

THE ACCOMMODATION BRIEFLY COMPRISES, GOOD SIZE LOUNGE, REAR EXTENDED SITTING ROOM. MODERN KITCHEN, TWO BEDROOMS AND SHOWER ROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING. DRIVE PARKING, GARAGE AND GOOD GARDENS.

VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Riverside Drive runs off Kiln Lane which in turn leads from Broadpool Lane, the main thoroughfare running through Hambleton village. Local schools, shopping facilities and transport routes to Poulton, Cleveleys and Lancaster are within easy walking distance.

**STYLE:** A detached, true bungalow.

**CONDITION:** A very well-presented property with modern fittings and a contemporary style of décor.

**ACCOMMODATION:** Comprising, Ground floor; front entrance, good size lounge with fitted wood burning stove and modern fitted kitchen. Extended sun room across the back of the property. Two bedrooms and modern fitted shower room.

**OUTSIDE:** Medium size garden to the front. Driveway providing access to the rear and a large garage. Parking for two vehicles. Good size rear garden with brick paved patio, lawn area, timber-built gazebo, and pond.

**SERVICES:** All main services are connected, gas central heating and UPVC double-glazing.

**TENURE:** We are advised the tenure of the property is Freehold.

**COUNCIL TAX:** The property is listed as Council Tax Band C (Wyre council).

**VIEWINGS:** By arrangement through the Agent's office.

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