



27 HARDHORN ROAD,
POULTON-LE-FYLDE,
FY6 7SR

GUIDE PRICE £160,000



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TOWN CENTRE LOCATION / RENOVATION PROJECT

SEMI DETACHED PROPERTY SITUATED WITHIN THE HEART OF POULTON TOWN CENTRE IDEAL FOR ACCESS TO LOCAL AMENITIES AND TRANSPORT SERVICE ROUTES INCLUDING POULTON TRAIN STATION.

THE PROPERTY IS READY FOR A FULL RENOVATION BUT PRESENTS AN EXCELLENT OPPORTUNITY.

THE ACCOMMODATION BRIEFLY COMPRISES; TWO RECEPTION ROOMS AND GOOD SIZE KITCHEN, THREE BEDROOMS AND BATHROOM W.C. GAS CENTRAL HEATING AND DOUBLE GLAZING, REAR GARDEN AND GARAGE / SPACE.

VIEWING COMES HIGHLY RECOMMENDED.



LOCATION: Occupying a most convenient location on Hardhorn Road, adjoining the town centre (SAT NAV FY6 7SR).

STYLE: Traditional semi-detached house

CONDITION: The property requires full renovation throughout.

ACCOMMODATION: Ground Floor; entrance vestibule, hallway, front reception room, rear sitting / dining room and kitchen. First floor, landing area, two double bedrooms and a third single. Bathroom / W.C combined.

OUTSIDE: Front garden set behind a brick wall, good size rear garden mainly laid to lawn. Garage space situated to the rear of the property accessed via the side service road.

SERVICES: All Mains services are connected, gas central heating and double-glazing.

COUNCIL TAX: The property is listed from an online search as Council Tax Band C (Wyre Council).

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

VIEWING: By appointment through the agents office.

EPC: To follow.