3 bed detached house to buy in

Hardhorn Road, Poulton-le-Fylde, Lancashire, FY6 8ES

£320,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating E

Key Information

- Council Tax: Band E
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Attractive Detached Period Residence With Fantastic Potential.....Situated in a highly regarded residential location on Hardhorn Road, this attractive early 1900's detached home presents a fantastic opportunity to acquire a character property offering generous and well-balanced accommodation throughout, together with excellent potential for further development or modernisation subject to the necessary consents.Retaining many features associated with its period, the property provides spacious living accommodation ideally suited to family occupation and occupies a generous plot with good size gardens and a large, detached garage.The internal accommodation briefly comprises: entrance hallway, two spacious reception rooms, breakfast kitchen, ground floor bathroom, three good bedrooms and a second shower room.Externally, the property enjoys established gardens to the front and rear, providing ample outdoor space together with excellent scope for extension or enhancement. A particularly noteworthy feature is the substantial detached garage offering additional storage, workshop potential or further development possibilities.

Location: The property is conveniently positioned for access to Poulton-le-Fylde town centre, well regarded schools, local amenities and transport links.

Accommodation: Comprising, Entrance Hallway spacious welcoming hallway with staircase leading to the first floor. The well-proportioned principal reception room featuring large box bay window providing excellent natural light and beautifully represented. Dining / Sitting Room accommodates a second generous reception room ideal for formal dining or additional family living space, box bay window.The ground floor bedroom includes a principle double bedroom with fitted cupboards and box bay window. A fully fitted breakfast kitchen offering a range of wall and base units with space for dining. Ground floor bathroom comprising bath, wash hand basin and WC and useful storage cupboard. First floor off the landing, the first large double bedroom with walk in storage room; further spacious double bedroom and deep cupboard are both accompanied with a fitted bathroom suite comprising bath/shower, wash hand basin and WC.

Outside: The property occupies a generous plot with established gardens to both the front and rear elevations. A large, detached garage provides excellent storage and parking facilities together with further potential subject to any required approvals.

Services: All mains services are connected, gas central heating.

Tenure: We are advised the tenure of the property is Freehold.

Council Tax: The property is listed as Council tax band E (Wyre Borough Council)

Viewing: Strictly by appointment through the selling agent.

EPC: E

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £320,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

GROUND FLOOR
943 sq.ft. (87.7 sq.m.) approx.

1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.

TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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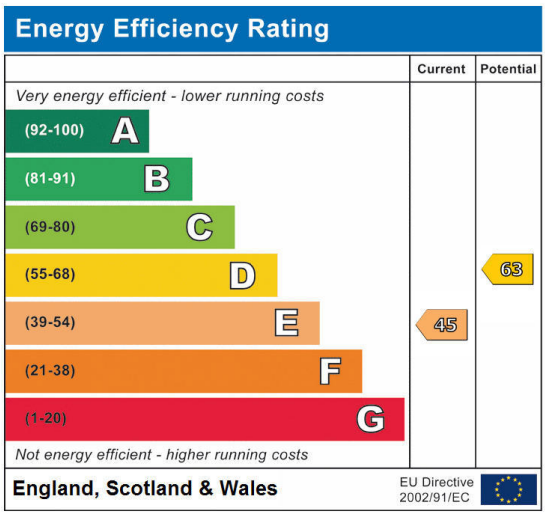

Hardhorn Road, Poulton-le-Fylde, Lancashire, FY6 8ES

Contact your local branch today for more information on this property:

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