



177 Hardhorn Road, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£600,000**

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Poulton-Le-Fylde, Poulton-Le-Fylde

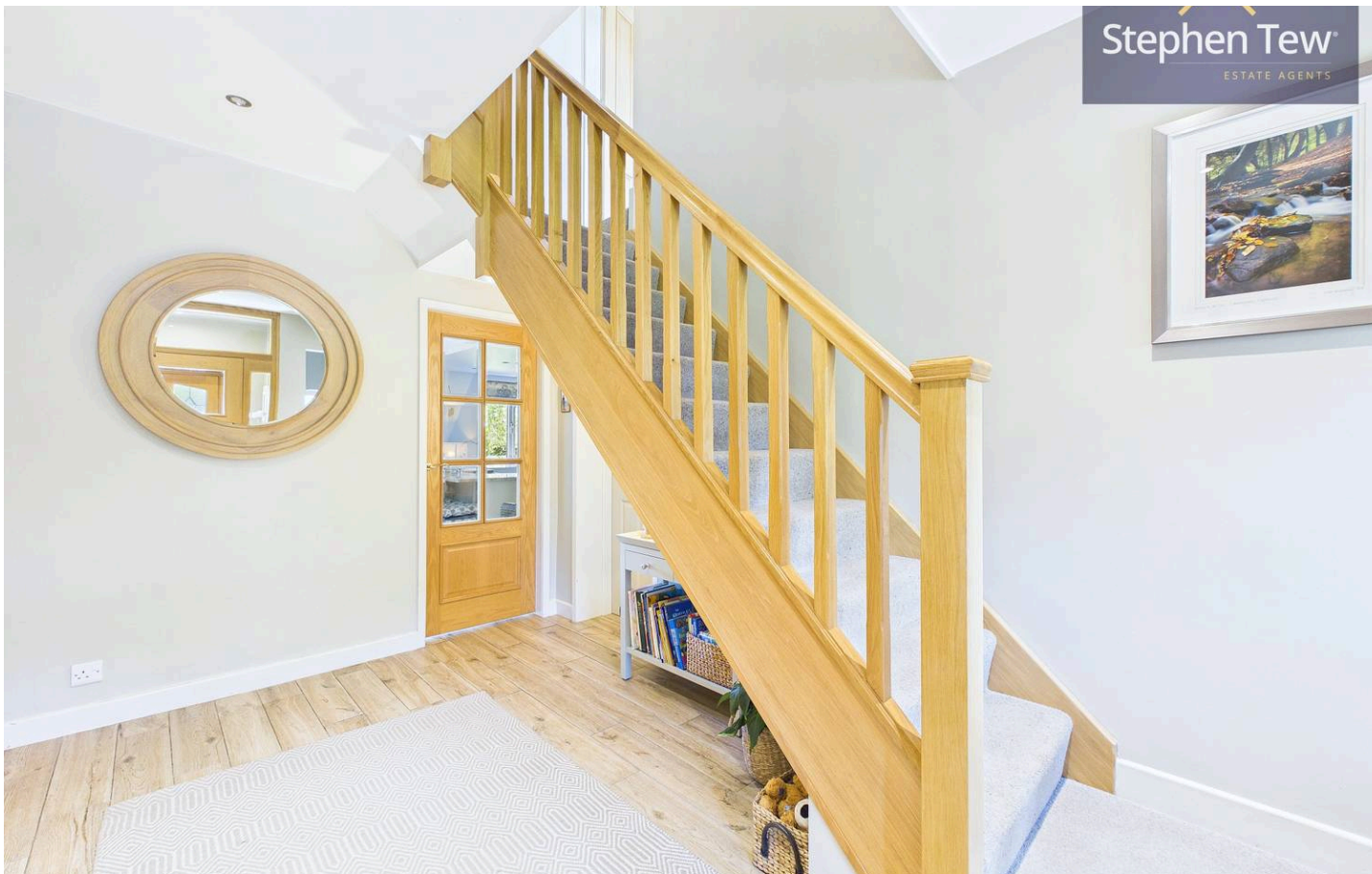
Presenting an exceptional opportunity to acquire a well presented four bedroom detached house, perfectly positioned in the highly sought after and desirable location of Poulton-le-Fylde. This impressive residence welcomes you with an inviting entrance vestibule, leading into a spacious hallway that sets the tone for the rest of the home. The property boasts a generous dining room and a separate lounge, each providing elegant spaces for both entertaining and relaxation. The heart of the home is a bespoke fitted kitchen, thoughtfully designed with integrated appliances, sleek granite work surfaces, and a stylish breakfast bar. A practical utility room and a convenient downstairs WC further enhance the functionality of the ground floor, while the integral electric garage provides secure storage. Upstairs, the landing leads to four well proportioned bedrooms, including a luxurious master suite complete with a contemporary en-suite shower room. Three of the bedrooms are spacious doubles, offering flexibility for family living or home working. The family bathroom is finished to a high standard, featuring modern fixtures and fittings. Throughout the property, you will find quality touches such as uPVC double glazing and efficient gas central heating, ensuring year round comfort. Located within close proximity to Poulton town centre, this home benefits from easy access to a wide range of local amenities, well regarded schools, and excellent transport links including motorway connections. This is a rare opportunity to secure a premium family home in an enviable location, combining style, practicality, and convenience for modern living.

Council Tax band: F

Tenure: Freehold

- Imposing Detached Residence in a Sought After and Desirable Location of Poulton-le-Fylde
- Entrance Vestibule, Hallway, Lounge, Dining Room
- Bespoke Fitted Kitchen with Integrated Appliances, Granite Work Surfaces and Breakfast Bar, Utility Room, GF WC
- 4 Bedrooms (Master Bedroom with En-suite), Additional Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Mature Front garden with Off Road Parking for Multiple Vehicles and access to Garage with Electric door and space for storage with plug sockets and water supply.





Entrance Vestibule
2' 11" x 4' 8" (0.88m x 1.43m)

Hallway
12' 4" x 8' 0" (3.77m x 2.44m)

Dining Room
14' 1" x 11' 0" (4.29m x 3.35m)

Lounge
14' 10" x 22' 4" (4.51m x 6.81m)

Dining Area
8' 10" x 9' 3" (2.69m x 2.81m)

Kitchen
11' 11" x 8' 8" (3.63m x 2.64m)

Utility Room
11' 1" x 8' 9" (3.39m x 2.66m)

WC
5' 4" x 2' 11" (1.63m x 0.89m)

Garage
7' 10" x 9' 1" (2.40m x 2.77m)
Garage Space for storage with electric door, plug sockets and water supply.

Landing
8' 4" x 4' 6" (2.53m x 1.36m)

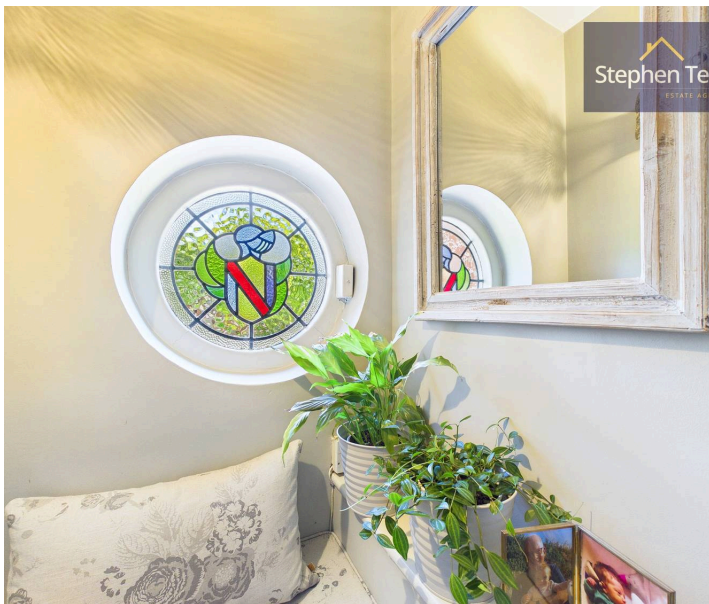
Bedroom 1
12' 3" x 17' 0" (3.74m x 5.19m)

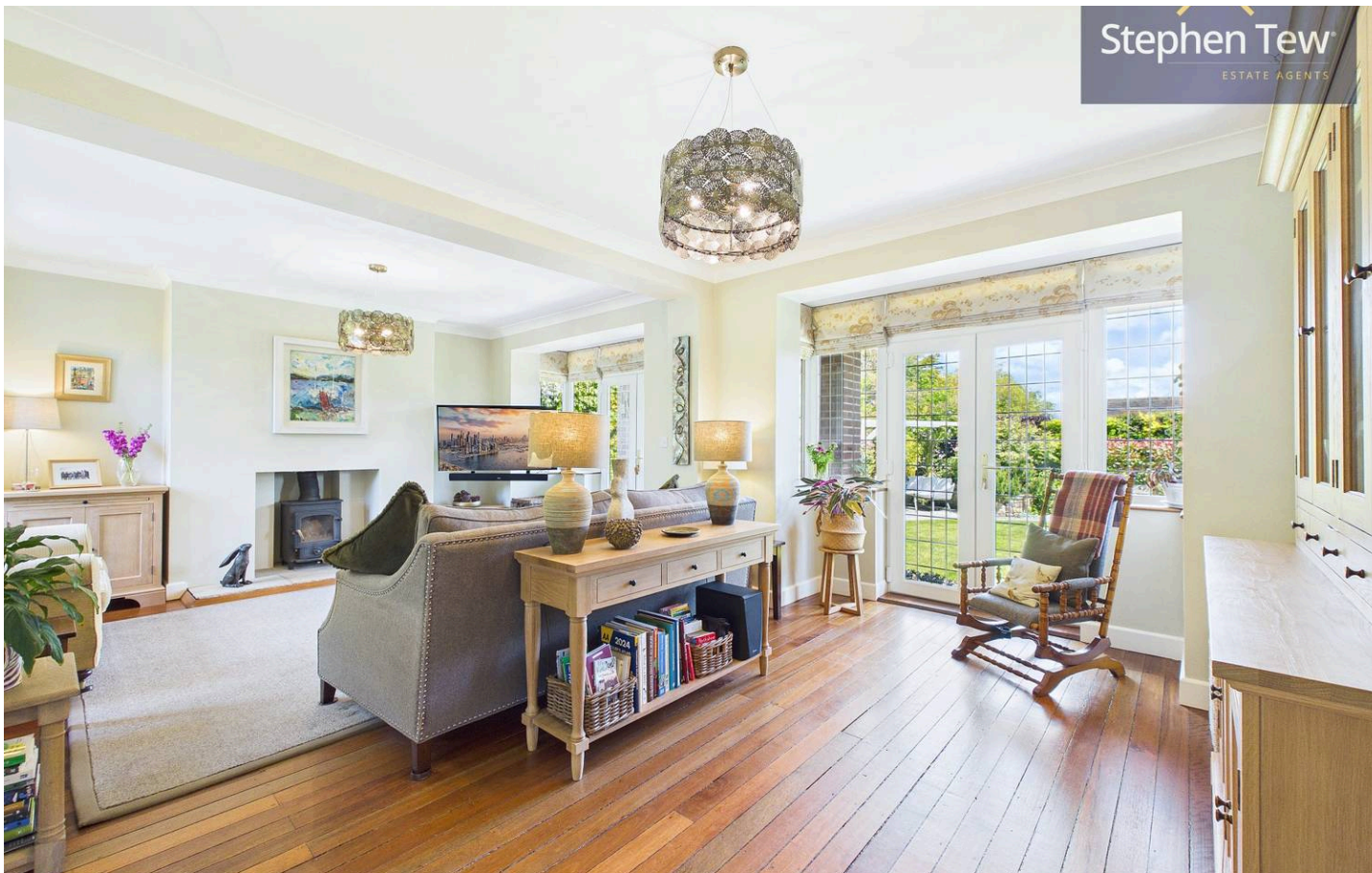
En-suite
8' 4" x 4' 8" (2.53m x 1.41m)

Bedroom 2
24' 0" x 8' 9" (7.31m x 2.67m)

Bedroom 3
14' 3" x 11' 1" (4.35m x 3.38m)

Bedroom 4
7' 6" x 9' 6" (2.31m x 2.93m)





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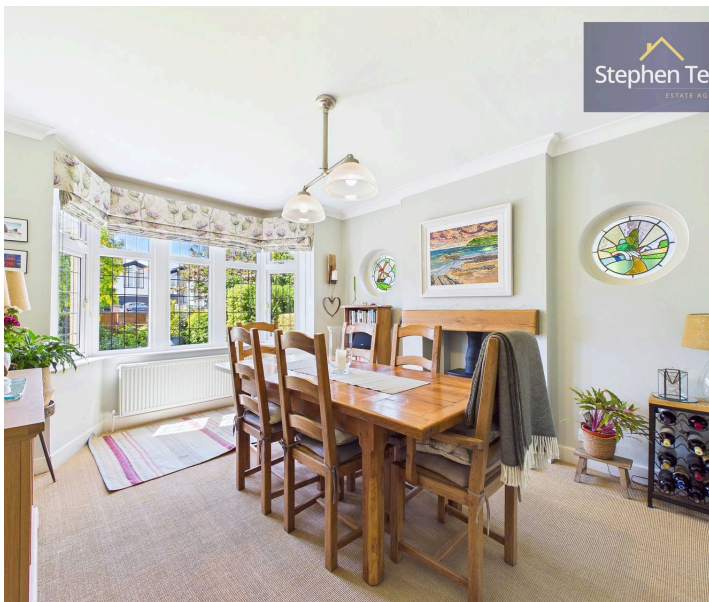
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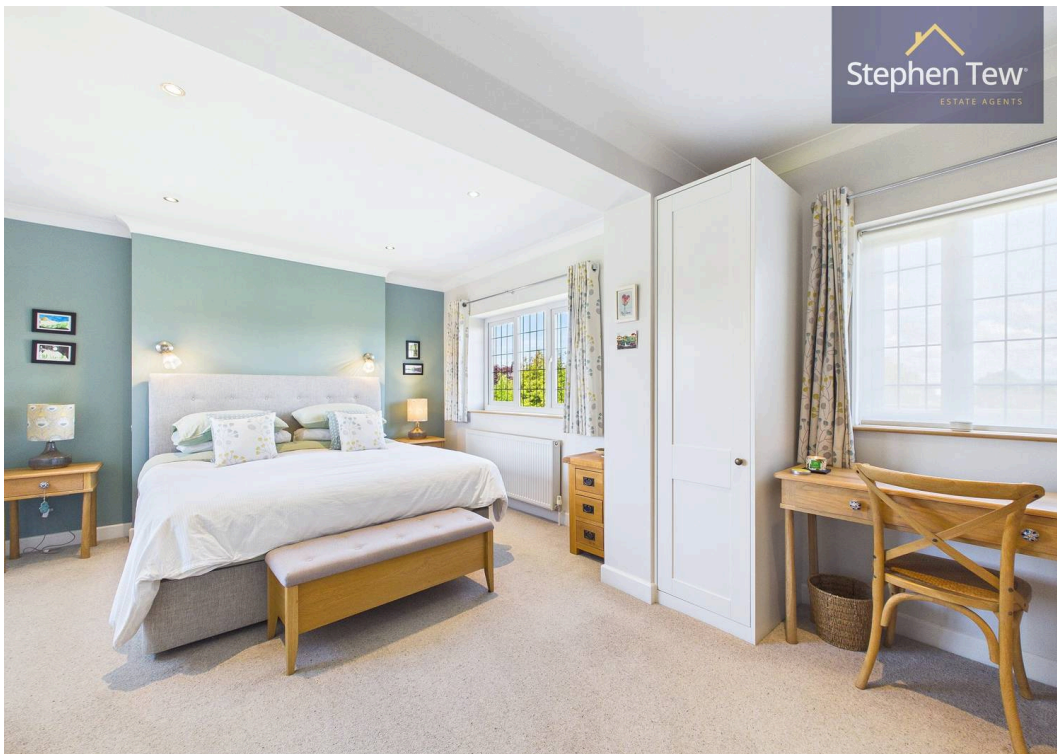
Bedroom 4
7' 6" x 9' 6" (2.31m x 2.93m)



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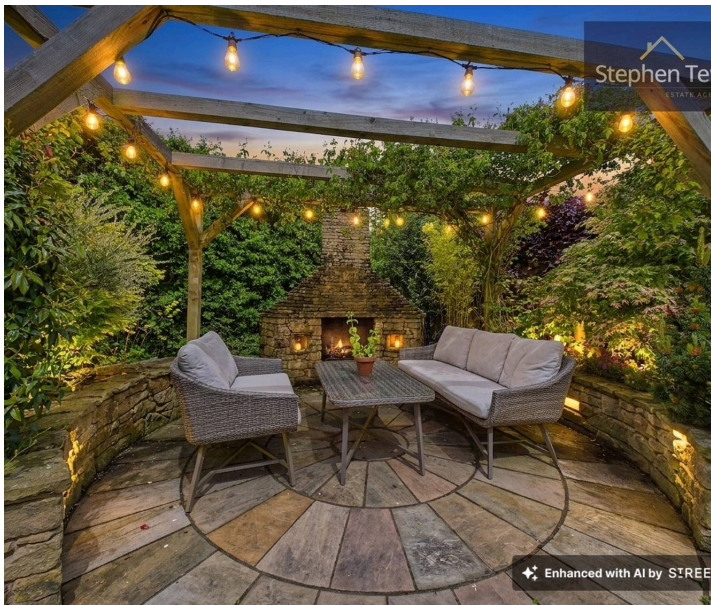
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REAR GARDEN

FRONT GARDEN

OFF STREET

2 Parking Spaces

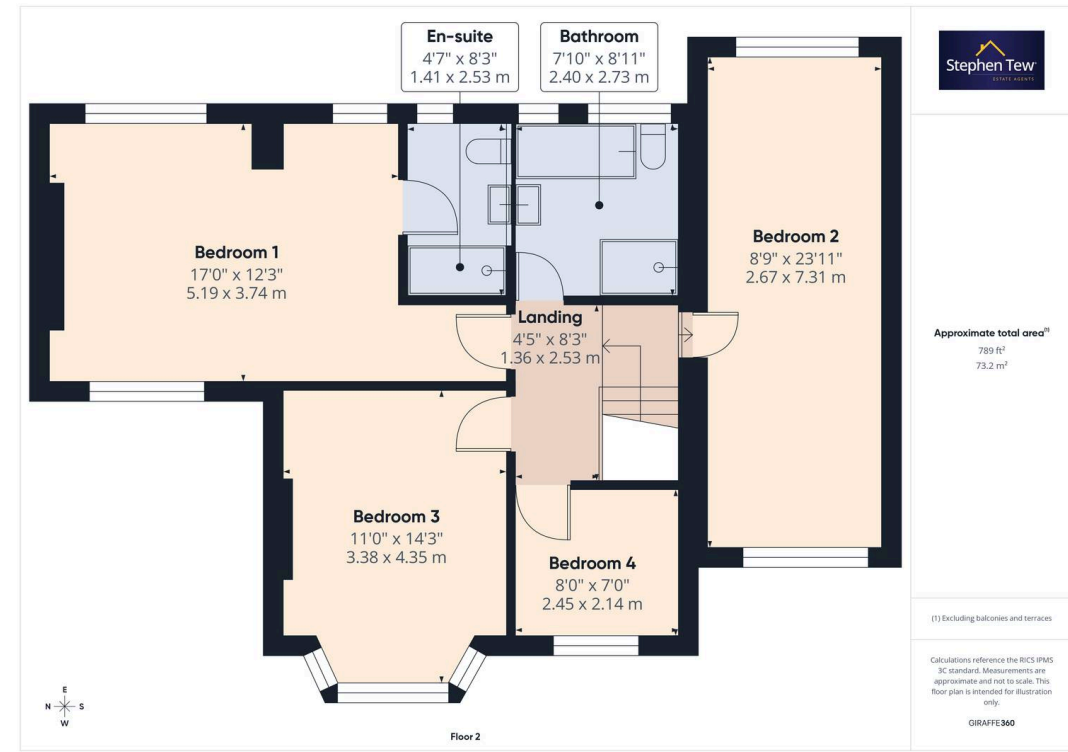


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