



6-8 Hardhorn Way, Poulton-le-Fylde,
FY6 8AE

Guide Price £125,000

Sat in a first class location in the Hardhorn Area of Poulton you will find this super versatile Ground Floor property. Currently arranged as a huge two Bedroom Apartment, but with the necessary permissions could possibly become two 1 Bed Apartments, a home with separate accommodation for a dependent relative, or reverted back to a shop front with owner accommodation. **NEEDS TO BE SEEN INTERNALLY.**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

- Two Reception Rooms • Superb modern Dining Kitchen
- Two Bedrooms • Two Bathrooms
- Westerly facing rear • Garage
- NO ONWARD CHAIN

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Hall: Coved ceiling, Walk in cupboard, Radiator, UPVC double glazed door.

Dining Kitchen: 18'10" x 12'0" (5.74 m x 3.66 m) Lovely modern fitted wall and base cupboard units with complementary roll edge worktops, Gas cooker point with extractor, Integrated fridge and freezer, Plumbed for washing machine, Single drainer stainless steel sink with mixer tap, Wood effect laminate flooring, Coved ceiling, Radiator. Archway to :-

Lounge: 18'5" x 15'9" (5.61 m x 4.80 m) Fireplace, Coved ceiling, TV point, UPVC double glazed doors.

Bedroom 1: 15'8" x 8'9" (4.78 m x 2.67 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Part tiled walls, Extractor.

Second Lounge: 17'10" x 13'2" (5.44 m x 4.01 m) Fireplace, Kitchen area with built in oven and hob with extractor, One and a half bowl sink with mixer tap, Coved ceiling, TV point, Radiator.

Bedroom 2: 17'8" x 13'2" (5.38 m x 4.01 m) Built in wardrobes, Two UPVC double glazed windows, Radiator.

Bathroom: Four piece bathroom suite comprising; Corner bath, Corner step in shower, Pedestal wash basin, Low flush WC, Radiator.

Rear Vestibule: Storage areas.

Outside:Rear: Raised timber deck area stepping down to a paved patio.

Garage: 20'0" x 13'0" (6.10 m x 3.96 m) Light and power connected.

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1485.15 (2024/25)



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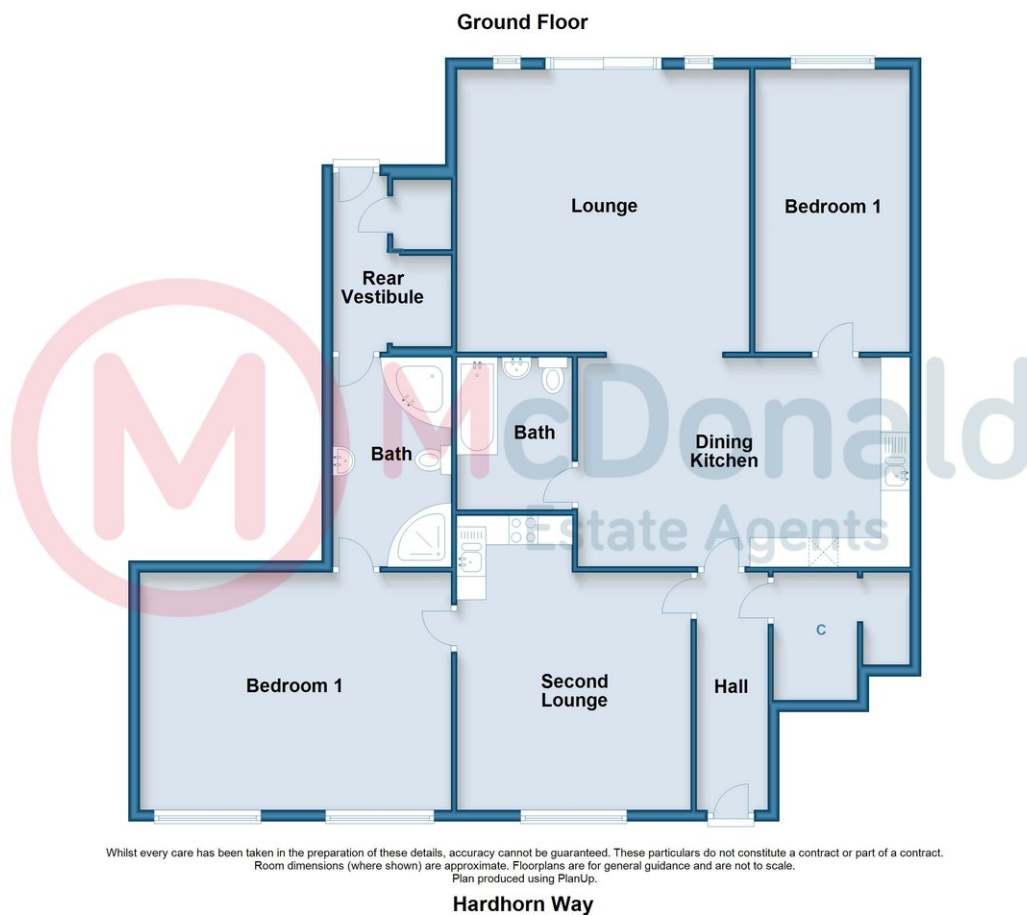


Directions: Take Hardhorn Road out of Poulton to the junction with Highcross Road, turn into Highcross Road and turn first right into Beckdean Avenue, as the road bends to the right in turns into Hardhorn Way where the property can be found further down on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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