

Guide Price
£120,000

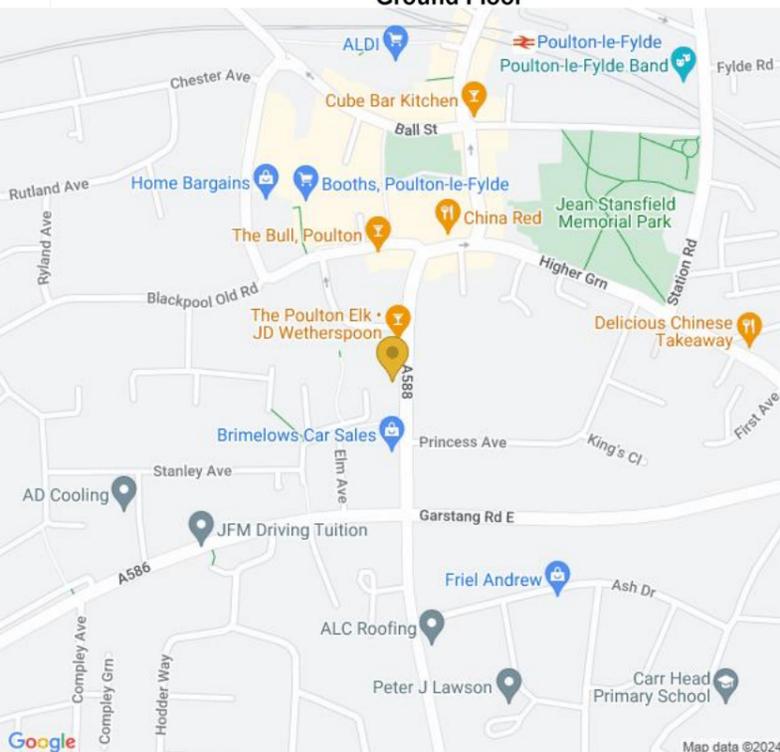
Hardhorn Road, Poulton Le
Fylde FY6



Ground Floor



First Floor



**Poulton
Landmark House
5a Cleveleys Avenue FY5 2UH**

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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Fantastic Investment Opportunity Via Auction Terms**
- **Arranged as Two One Bedroom Flats which are both Currently Let.**
- **Ground Floor- Reception, Bedroom, Kitchen, Bathroom & Garden.**
- **First Floor - Reception, Bedroom, Kitchen & Bathroom.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Hardhorn Road is situated in the heart of Poulton Le Fylde and is within easy walking distance of all local amenities this lovely traditional and convenient town has to offer with Poulton town centre also offering the benefit of good transport links, great shopping amenities and busy social scene.

This traditional terrace is an investment opportunity as has been arranged as two one bedroom flats with the ground floor having the benefit of a private rear garden. There is a shared entrance hallway which then provides separate access to the two flats, the ground floor comprises reception, bedroom, kitchen and bathroom with private access to the good size rear garden, the first floor flat comprises reception, bedroom, kitchen and bathroom.

Both flats are currently rented out, please contact the office for further details.

Tenure: Freehold
Council Tax: Band A



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