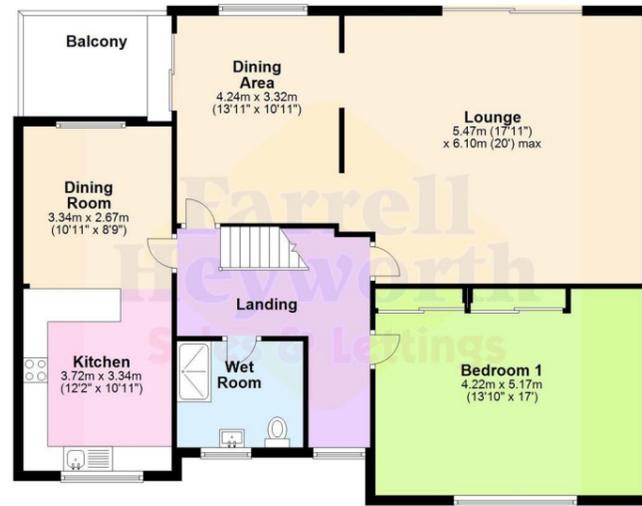


£560,000

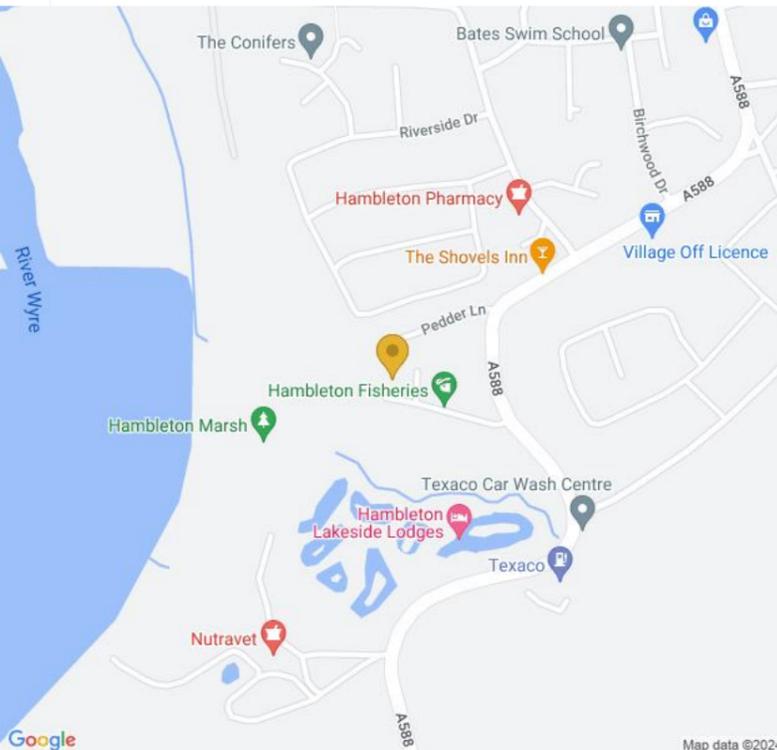
Riverside Drive, Hambleton,
Poulton Le Fylde FY6



Ground Floor



First Floor



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

Tel: 01253 886000

Email: poulton@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/poulton>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Four Bedroom Detached Family Home In Stunning Riverside Location**
- **Two Spacious Reception Rooms, Great Size Kitchen & Dining Area**
- **Fantastic Rear Garden with Garden Pod Overlooking The River Wyre**
- **Highly Recommended to View to Appreciate this Amazing Home!**

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.

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

EPC C

www.farrellheyworth.co.uk



We are delighted to bring to the market this individual detached property in an enviable position by the river Wyre in Hambleton and offering spacious accommodation for all the family.

Internally the accommodation is laid out to make the most of the views to the rear, with the main living space being on the first floor. Internally, on the ground floor the entrance door leads into a spacious reception hall with staircase to the first floor. There are three generous ground floor bedrooms, bathroom and a utility room with external door. Bedroom two has sliding doors leading to the rear garden, this room offers flexible accommodation ideal as a bedroom or additional reception room.

To the first floor is a master bedroom (bedroom four) to the front with fitted wardrobes, a stunning lounge with view over the river and a vaulted ceiling, open plan to the dining area with sliding doors to a covered balcony/terrace to enjoy the view. The dining kitchen is fitted with a good range of units and integrated appliances, and has windows to the front and rear flooding the space with light. There is also a wet room/wc on this floor.

The property is set on a substantial plot with a well maintained rear garden including a garden pod which has heating and power, and leads directly to the river. To the front is driveway parking and an integral garage.

This really is a unique property with stunning views to the rear of the river Wyre, the accommodation is spacious, bright and superbly maintained, viewing highly recommended to appreciate the space on offer and the location of this stunning property.

Tenure: Freehold
Council Tax: Band G



