



2 Hodgson Place, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£290,000**

2 Hodgson Place

Poulton-Le-Fylde, Poulton-Le-Fylde

Nestled within a serene and sought-after location, this exquisite two-bedroom detached true bungalow offers a peaceful retreat within the tranquil environs near Poulton-le-Fylde. Boasting a prime location in a quiet residential area, this residence sits in close proximity to an array of local amenities and excellent transportation links, ensuring the utmost convenience for its residents. Upon entering, an inviting vestibule leads to a spacious hallway, further unfolding to reveal a generously sized lounge embellished with an electric fireplace and bay windows that flood the space with natural light. Comprising a WC and a bathroom for added convenience, the property also features a second lounge or reading room, a well-appointed kitchen and dining area with a door that seamlessly connects to the rear garden, creating a perfect setting for alfresco dining and entertaining. Both bedrooms are elegantly designed and come replete with fitted wardrobes.

Stepping outside, a charming north facing rear garden beckons, offering a private oasis ideal for relaxation or outdoor gatherings. The garden is fully enclosed, providing a secure space for children and pets to play freely, with convenient side access and an outside tap enhancing its practicality. A brick-built garage with a pitched roof and power provides ample space for parking or storage needs, while the absence of an onward chain ensures a swift transition for prospective buyers. The property also features a partially boarded loft with pull-down ladders and power, promising additional storage space. With uPVC double glazed windows installed throughout and a garage roof replacement completed around 7 years ago, this meticulously maintained abode presents a wonderful opportunity to own a charming residence in a peaceful setting.

Council Tax band: D

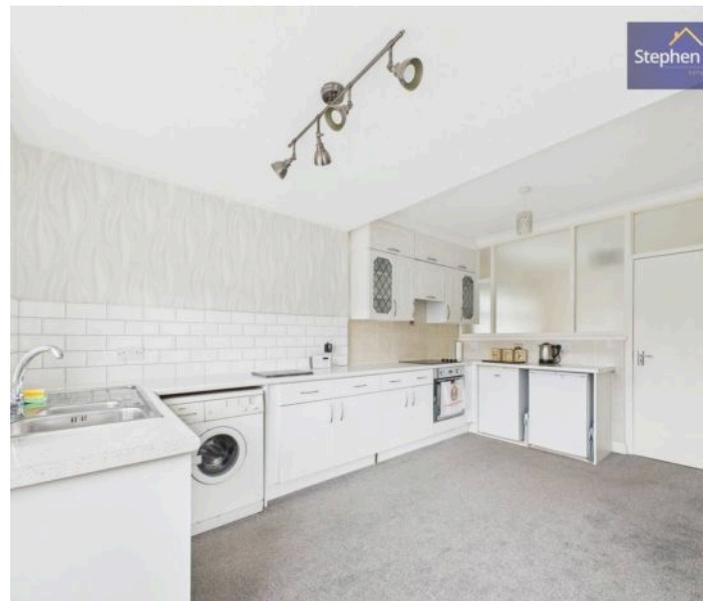
Tenure: Freehold

- Two Bedroom Detached True Bungalow Within Quiet Residential Area Within Close Proximity To Poulton-Le-Fylde
- Close To Local Amenities And Transportation Links
- Entrance Vestibule, Hallway, Spacious Lounge With Electric Fireplace And Bay Windows, WC, Bathroom
- Both Bedrooms Comprise Fitted Wardrobes





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- Both Bedrooms Comprise Fitted Wardrobes
- Second Lounge/ Reading Room, Kitchen/ Dining Room With Access To Rear Garden
- Enclosed North Facing Rear Garden With Side Access And Outside Tap
- Brick Built Garage With Pitched Roof And Power
- No Onward Chain
- Loft Is Partially Boarded With Pull Down Ladders And Power
- Boiler In Bathroom Fitted In 2018, Warrantee Valid Until 2028.
- Cavity Wall Insulation Fitted 2007 With A Guarantee Until 2032
- uPVC Double Glazed Windows
- Garage Roof Replaced Approx 7 Years Ago





Entrance Vestibule
8' 4" x 3' 10" (2.53m x 1.17m)

Hallway

Lounge
11' 3" x 14' 10" (3.42m x 4.52m)

WC

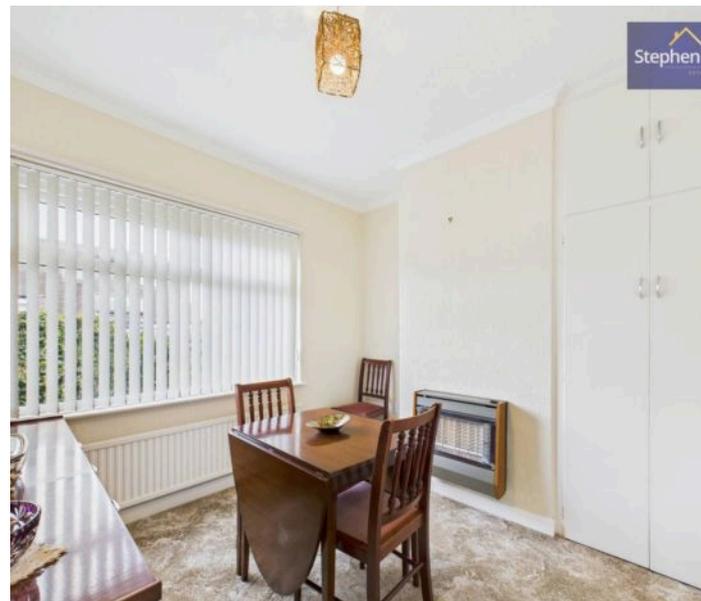
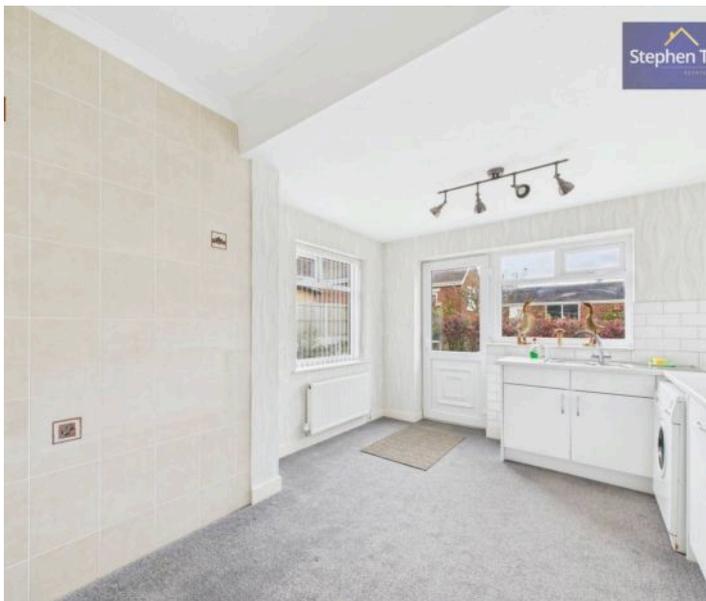
Bathroom
7' 10" x 5' 4" (2.38m x 1.62m)

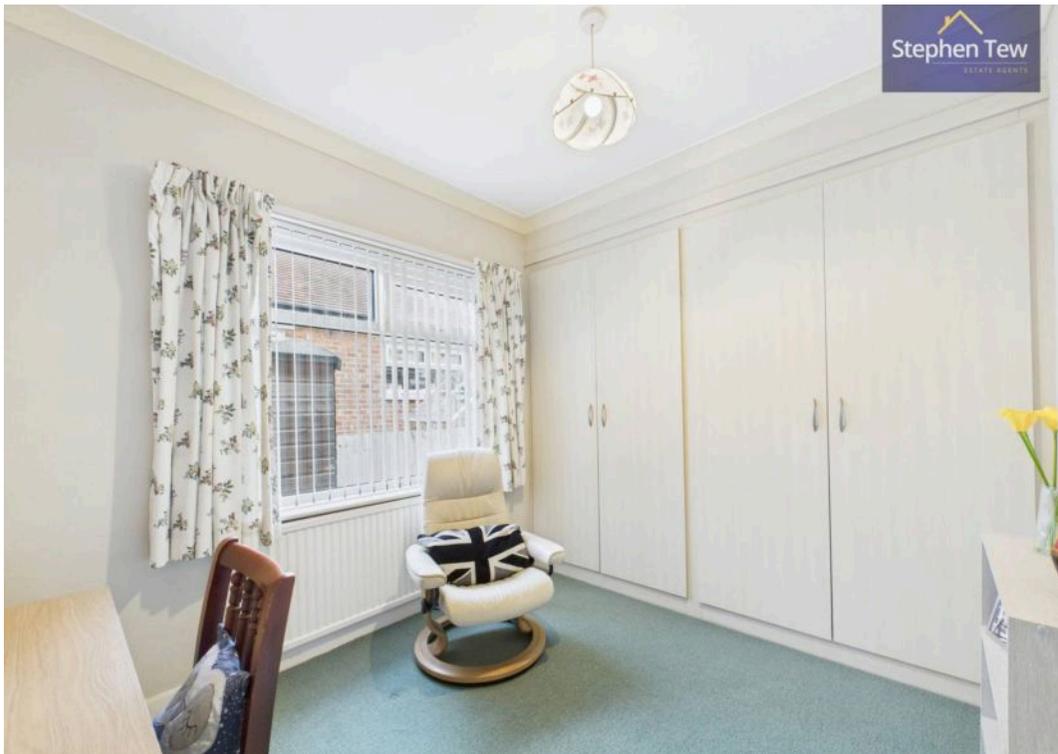
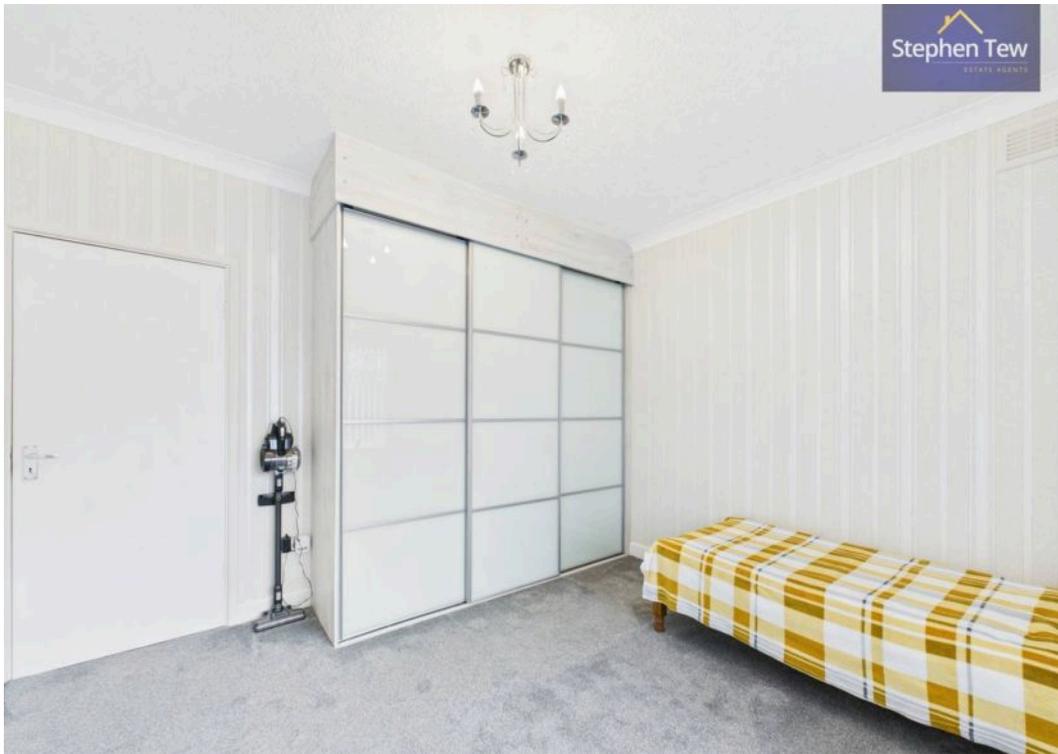
Bedroom 1
12' 0" x 9' 10" (3.65m x 3.00m)

Bedroom 2
8' 5" x 9' 1" (2.57m x 2.78m)

Lounge
9' 3" x 8' 0" (2.83m x 2.43m)

Kitchen/ Dining Room
9' 4" x 14' 10" (2.85m x 4.52m)







FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

1 Parking Space







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