



**Hardhorn Way
Poulton-le-Fylde
Lancashire
FY6 8AE**

Offers In Excess Of £195,000

bettermove

Hardhorn Way

Poulton-le-Fylde

Bettermove are proud to present this 2 bedroom ground flat in Poulton-le-Fylde.

The property benefits from double glazing, gas central heating throughout and has a garage providing off street parking. The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen, 2 bedrooms, 2 bathrooms and an additional lounge/living area. The exterior boasts a decked garden area, perfect for enjoying the summer months.

Situated in the popular town of Poulton-le-Fylde, the property is close to a wide range of local amenities, including shops, supermarkets, restaurants and pubs. Transport connections can be found from the A585, M55, Poulton-le-Fylde and Layton rail stations.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

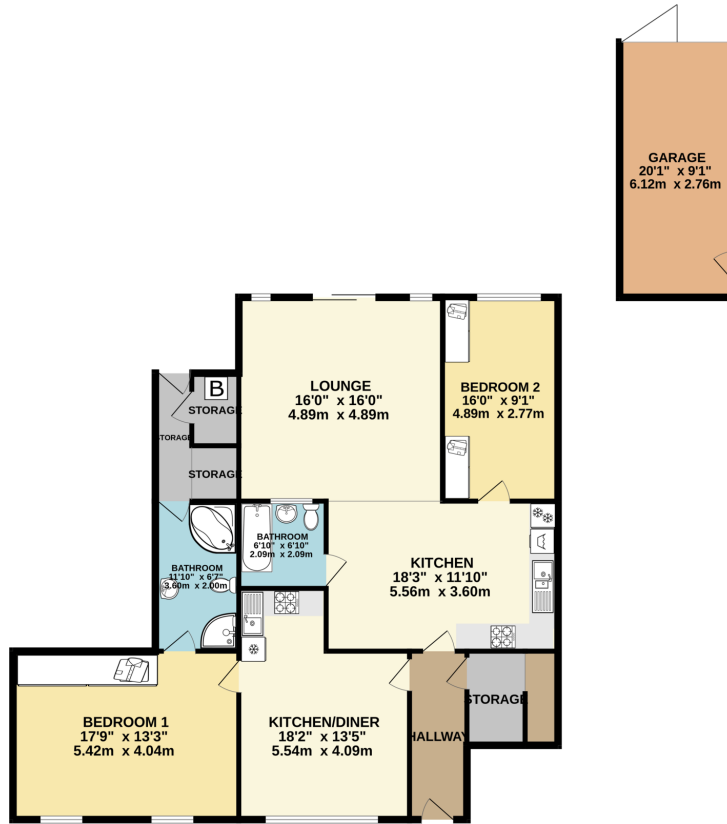
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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