



**17 MILL VIEW,  
THORNTON-CLEVELEYS,  
FY5 3SP**

**£210,000**



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**\*\*\*WELL APPOINTED APARTMENT IN A GATED, CONVENIENT LOCATION\*\*\***

This spacious, FIRST FLOOR apartment is set in a private, gated development and is ready to walk into. Comprising, Private entrance hall with storage / airing cupboard, good size lounge / dining room. Two bedrooms, one with ensuite shower room and separate bathroom W.C. Fully fitted kitchen and utility.

Parking, electric heating, UPVC double-glazing.

Viewing highly recommended with No Onward Chain.



**LOCATION:** Occupying a convenient GATED position on Victoria Road East close to Four Lane Ends and handy for local shops and bus routes.

**STYLE:** A first floor, purpose-built apartment.

**CONDITION:** Well maintained and appointed to a high standard.

**ACCOMMODATION:** Private entrance, hallway with storage / airing cupboard, two bedrooms, both with fitted wardrobes, the master has an ensuite shower room. Good size lounge with dining area. Fully fitted kitchen with a good range of high & low level units and integrated appliances, separate utility room.

**OUTSIDE:** Communal landscaped gardens, designated parking and garage.

**SERVICES:** Mains services connected, electric heating and UPVC double-glazing.

**COUNCIL TAX BAND:** The property is listed as Council Tax Band B (Wyre Council).

**TENURE:** Tenure of the property is leasehold, details to be confirmed by solicitors

**VIEWING:** By telephone appointment through the Agent's office.

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