



**2 THE COTTAGES,
UNDERBANK ROAD,
THORNTON-CLEVELEYS,
FY5 5LL**

£349,950



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A PROPERTY RARELY ON THE MARKET IN A SEMI RURAL LOCATION WITH FRONT AND REAR ASPECTS

THIS COUNTRY COTTAGE IS SET WITHIN A DELIGHTFUL SEMI RURAL LOCATION SURROUNDED BY OPEN FIELDS AND YET WITHIN EASY REACH OF NEARBY TOWNS AND AMENITIES, RARELY AVAILABLE AND GREAT OPPORTUNITY. THE VERY WELL-MAINTAINED ACCOMMODATION BRIEFLY COMPRISES; CURRENTLY TWO BEDROOMS (DESIGNED AS A THREE BEDROOM), TWO RECEPTION ROOMS, DRIVEWAY AND FRONT PARKING SPACE AND GARDENS WITH OPEN ASPECTS. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

VIEWING IS A MUST AND STRICTLY BY ARRANGEMENT THROUGH OUR OFFICE.



LOCATION: Occupying a delightful rural location at Stannah, just on the outskirts of Thornton and Poulton Le Fylde. Set in an idyllic countryside position yet within easy access for amenities and shopping facilities.

STYLE: Terraced rural cottage.

CONDITION: Extremely well-maintained property and neutrally decorated throughout.

ACCOMMODATION: Ground floor; front porch and hallway with staircase leading off. Good size lounge with fireplace and multi fuel stove, sitting/dining room and fitted kitchen with separate pantry / utility room. First Floor; landing area, large master bedroom (designed as two bedroom), with sitting area, ensuite, built in deep cupboard and French windows out to a small balcony. Bedroom two with additional French doors out to a balcony. Family bathroom suite.

OUTSIDE: Pleasant and well-presented gardens, the front provides a brick paved driveway space with gravel borders and a mix of shrubbery set behind a medium height hedge. An additional parking space is provided at the front of the property. The rear enjoys far reaching rural aspects with the garden mainly laid to lawn, patio seating area and boundary hedging.

SERVICES: Mains services include water and electric, gas central heating and septic tank drainage.

COUNCIL TAX: The property is listed as Council Tax Band C. (Wyre Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the Agent's office.