

**1A MAYFAIR DRIVE,  
 THORNTON-CLEVELEYS,  
 FY5 5BY**

**£315,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



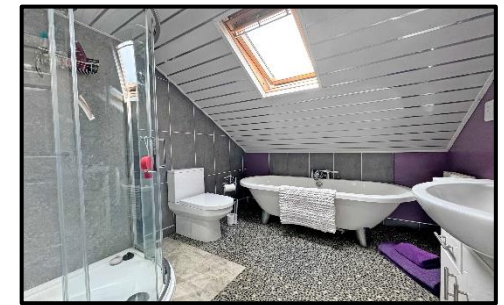
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**\*SUPRISINGLY SPACIOUS PROPERTY IN A SOUGHT-AFTER LOCATION\***

THIS FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW OCCUPIES A MOST CONVENIENT AND SOUGHT AFTER VILLAGE LOCATION JUST OFF VICTORIA ROAD EAST AND ADJACENT TO THORNTON CENTRE. THE PROPERTY HAS BEEN FULLY RENOVATED AND EXTENDED PROVIDING MODERN DAY FAMILY LIVING. IDEAL FOR A GROWING FAMILY THE LAYOUT CURRENTLY COMPRISES; GOOD SIZE FRONT LOUNGE AND STUNNING OPEN PLAN KITCHEN DINER WITH EXTENDED SITTING ROOM. FOUR BEDROOMS THE MASTER BEING ENSUITE. GOOD SIZE GARDENS AND GARAGE.

EARLY VIEWING COMES HIGHLY RECOMMENDED AND NO ONWARD CHAIN.



**LOCATION:** The property occupies a most convenient and sought after location adjacent to Thornton centre with everyday amenities. The larger town of Cleveleys is within easy reach and the nearby Amounderness Way links with Fleetwood, Poulton Le Fylde and the M55 motorway.

**STYLE:** Extended and much improved, semi-detached dormer bungalow.

**CONDITION:** Very well presented and refurbished, contemporary style of décor throughout. Karndean flooring to the ground floor.

**ACCOMMODATION:** Comprising, side entrance hallway and inviting hallway with stairs leading off. Front lounge with feature living flame gas fire. Open plan kitchen and dining area which extends into a sitting room with French windows out to the rear and feature wood burning fire installed. Double bedroom or further reception room and shower room W.C. First floor; landing area with built in cupboard, master bedroom with ensuite bathroom and two further bedrooms.

**OUTSIDE:** Wide frontage providing off road parking with stone chippings and borders. Long side driveway with gates leading to a single garage. The rear garden is spacious with decked area adjacent to the property, patio seating areas and laid stone chippings with established shrubs and bushes.

**SERVICES:** All mains services are connected; gas central heating and double glazing.

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

**COUNCIL TAX:** The property is listed as council tax band D (Wyre Council)

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