



**193 VICTORIA ROAD WEST,
 THORNTON-CLEVELEYS,
 FY5 3PZ**

**OFFERS IN THE REGION OF
 £700,000**



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****A MOST EXCITING OPPORTUNITY TO PURCHASE A SUBSTANTIAL AND PROMINENT CHARACTER HOME IN ONE OF CLEVELEYS MOST SOUGHT-AFTER AREAS****

SITTING IN A VERY GENEROUS PLOT, THE PROPERTY CURRENTLY PROVIDES JUST UNDER 4000 SQ FT OF ACCOMODATION, WITH PLANNING PERMISSION TO EXTEND FURTHER. BUILT IN 1935 FOR THE BUILDERS OWN FAMILY AND ONLY BEEN MARKETED 3 TIMES SINCE, THIS 'GENTLEMANS RESIDENCE' CONSISTS OF FIVE RECEPTION ROOMS, GROUND FLOOR SHOWER ROOM, OFFICE AND LARGE BREAKFAST KITCHEN. FOUR BEDROOMS, THREE BEING EN SUITE AND FAMILY BATHROOM. LARGE SURROUNDING GARDENS INCLUDING GARDEN ROOM / OFFICE, HOT TUB GAZEBO/AMPLE DRIVEWAY PARKING AND DOUBLE GARAGE WITH WORKSHOP AREA.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS ONE OF KIND PROPERTY.



STYLE: Substantial brick built detached family home with white rendered elevations.
CONDITION: The property has been very well maintained over the years, retaining much character and charm. A blank canvas for the new owner!
ACCOMMODATION: Ground floor; vestibule, spacious and welcoming hall with feature dark oak staircase leading off and cloak room, shower and W.C. Formal lounge and sitting room both to the front of the property with bay windows and fireplace. Morning room open to the breakfast kitchen with central island and doors providing access to the garden and through to the garage. Large, light & airy dining room, office / reception room and extended garden room to the rear of the property. Additional rooms include a pantry area and utility plumbed for washer and drier.
 First Floor; large landing area with feature-stained glass window, four good bedrooms, three with ensuite facilities. Bathroom and separate W.C.
OUTSIDE: The property sits within a generous plot with mature surrounding gardens, lawns areas and established trees and hedging.
 The frontage is screened by a brick wall with a large driveway providing ample parking and leading to the double garage. At the rear of the property an additional detached garden building provides an ideal space for a home office, sitting area or even a teenage annex with wash hand basin and separate W.C. Hot tub under a covered gazebo.
SERVICES: All mains services are connected, gas central heating installed.
COUNCIL TAX BAND: The property is listed as Council Tax Band G (Wyre Council)
TENURE: We are advised the tenure of the property is freehold
VIEWING: Strictly by telephone appointment through the Agent's office.
EPC – to follow