

**12 LITTLE ACRE,
LITTLE THORNTON
THORNTON-CLEVELEYS,
FY5 5ND**

£225,000



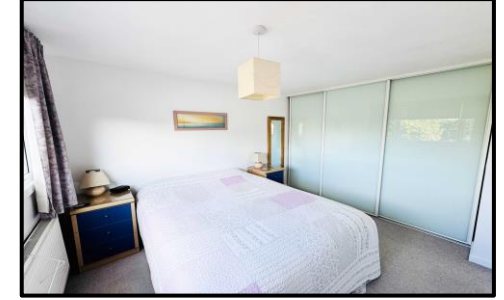
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BEAUTIFULLY PRESENTED THROUGHOUT AND IN A SOUGHT AFTER CUL DE SAC POSITION

Conveniently situated and sought after location just off Lambs Road in Little Thornton. This semi-detached dormer property has been maintained to an excellent standard and provides a spacious layout ready to walk into and with no ongoing chain! The accommodation briefly comprises, good size lounge, open plan dining kitchen and conservatory room. Three bedrooms and two bathrooms. Neat front and rear gardens, driveway and garage. The property also enjoys nothing overlooking to the rear. We feel that early viewing will be essential as these properties prove extremely popular. No Chain.



LOCATION: Little Acre leads off Lambs Road and Cheltenham Crescent at Thornton (SAT NAV FY5 5ND). Within easy travelling distance of Thornton centre, Poulton centre, local schools and other amenities.

STYLE: A semi-detached, dormer style residence.

CONDITION: Beautifully presented throughout, neutral theme of décor. Viewing is highly recommended.

ACCOMMODATION: Ground-floor; light and airy entrance hallway with stairs leading off and storage cupboard. Good size lounge with feature fireplace and wood folding doors. Open plan dining kitchen with side door on to the driveway. Conservatory room and bathroom W.C. First floor; landing area with airing cupboard including radiator. Three bedrooms, two with fitted wardrobes and shower room W.C.

OUTSIDE: Medium size garden to the front designed easy maintenance with stone chippings and planted border. Brick imprint driveway to the side with wrought iron gates and access to the garage at the rear. Easy maintenance garden to the rear with paved patio, artificial laid grass and side borders. To the back of the garage there is a handy garden store.

SERVICES: All mains services are connected. Gas central heating and UPVC double-glazing are installed.

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

TENURE: Tenure of the property is freehold.