



**16 SHORE GREEN,
THORNTON-CLEVELEYS,
FY5 2LT**

£245,000



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 their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

FANTASTIC FAMILY HOUSE WITH NO ONWARD CHAIN

THIS THREE BEDROOM DETACHED HOUSE COMES BEAUTIFULLY PRESENTED AND OCCUPIES A MOST CONVENIENT AND SOUGHT-AFTER LOCATION SITUATED JUST OFF WEST DRIVE AND CLOSE TO CLEVELEYS TOWN CENTRE. THE PROPERTY HAS RECENTLY BEEN RENOVATED INCLUDING UPDATED KITCHEN AND BATHROOM SUITE FINISHED IN A CONTEMPORARY STYLE. POPULAR FOR A YOUNG FAMILY OR FOR SOMEBODY LOOKING TO DOWNSIZE. THE LAYOUT CURRENTLY COMPRISES, L SHAPED LOUNGE AND DINING AREA, CONSERVATORY AND KITCHEN. THREE GOOD BEDROOMS AND BATHROOM SUITE. NEAT AND TIDY GARDENS AND GARAGE.

EARLY VIEWING COMES HIGHLY RECOMMENDED AND NO CHAIN.



Location: The property sits in a popular and convenient residential location just off West Drive. Within easy travelling distance of Cleveleys centre and close to the Amounderness Way which links with Fleetwood, Poulton Le Fylde and the M55 motorway.

Style: Modern style, detached family home.

Condition: Very well presented and recently refurbished kitchen and bathroom suite. New carpets to the stairs and landing. Contemporary style of décor throughout.

Accommodation: Comprising, entrance hallway with staircase leading off and cloak room W.C. Good sized 'L' shaped lounge and dining area, sliding doors providing access to the conservatory room. Modern and well-appointed kitchen with handy storage cupboard. First Floor; Landing area, three good bedrooms and modern fully tiled family bathroom.

Outside: Well-presented gardens, the front laid to lawn with border and shrubs. Side concrete driveway and access to the garage. The rear garden is a pleasant size with lawn area, patio and boundary fencing.

Services: All main services are connected, gas central heating and double glazing installed.

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.