



**70 LEICESTER AVENUE,  
THORNTON-CLEVELEYS,  
FY5 2DW**

**£195,000**



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\*\*\* EXTENDED SEMI-DETACHED HOUSE CLOSE TO CLEVELEYS CENTRE \*\*\*

THIS WELL-MAINTAINED, SEMI-DETACHED FAMILY HOME HAS BEEN EXTENDED TO THE GROUND FLOOR AND OFFERS SPACIOUS FAMILY ACCOMMODATION. THE LAYOUT BRIEFLY COMPRISES; THROUGH LOUNGE, DINING/SITTING OPENING TO A MODERN FITTED KITCHEN, THREE BEDROOMS, BATHROOM. GROUND FLOOR W.C.

GAS CENTRAL HEATING AND DOUBLE-GLAZING, OFF-ROAD PARKING, SINGLE GARAGE AND SPACIOUS GARDENS.

EARLY VIEWING IS HIGHLY RECOMMENDED



**LOCATION:** Situated in a most convenient position just off North Drive, within a short walk to nearby shops and Cleveleys town centre. Local transport service routes run frequently with a bus stop near to the property and good schools are nearby.

**STYLE:** A traditional semi-detached house.

**CONDITION:** The property is well maintained and ready to walk into.

**ACCOMMODATION:** Ground Floor; Porch, spacious entrance hall with staircase leading off and W.C. Good size front lounge with bay window and double doors into the dining room which in turn opens into the modern, extended Fully fitted kitchen with a good range of wall and base units. French doors out to the rear garden. First floor; landing area, three bedrooms (two with fitted wardrobes), modern family bathroom including walk in shower.

**OUTSIDE:** The property enjoys gardens to the front and rear. The front is set behind a low level brick wall, with mature foliage, a good sized concrete driveway provides ample off road parking space and leads to a single brick built garage. The good-sized SOUTH FACING rear includes stone chipped borders and an artificial lawn.

**SERVICES:** All mains services are connected, gas central heating and double-glazed.

**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.