



**55 STATION ROAD,  
THORNTON-CLEVELEYS,  
FY5 5HZ**

**GUIDE PRICE  
£350,000**



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\*\*\* NO ONWARD CHAIN \*\*\*

Located on a well-connected main road, in a much sought after position, this generously sized three-bedroom detached bungalow offers a fantastic opportunity to acquire a well-maintained home with excellent scope for modernisation and personalisation. Set back from the road with an attractive lawned frontage, ample off-road parking and established hedging.

The accommodation briefly comprises; Entrance Hall, lounge, kitchen, two double bedrooms and third bedroom/snug or office, shower room and conservatory. Long driveway with ample off-road parking, garage and generous front and rear gardens.

**Early viewing highly recommended**



**ACCOMMODATION:** Ground floor; Central entrance hall offering access to all rooms, two spacious double bedrooms and third bedroom or additional reception. Three-piece shower room. Spacious lounge with large front and rear windows, fitted with marble effect fireplace. Functional kitchen connecting to a conservatory which enjoys views over the private rear garden. Single integral garage which features an upper-level boarded storage area with potential for conversion (subject to the relevant PP), separate storage room complete with a toilet and sink.

**OUTSIDE:** The property occupies a generous plot surrounded by mature gardens, featuring well-maintained lawns, established trees, and dense hedging that enhances privacy. A long-paved driveway offers ample off-street parking and is discreetly set behind large hedges, providing a private and secluded setting. The private rear garden is mainly laid to lawn with mature borders and wooden summer house.

**SERVICES:** All mains services are connected, gas central heating installed.

**COUNCIL TAX BAND:** The property is listed as Council Tax Band E (Wyre Council)  
EPC rating to follow

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

**VIEWING:** Strictly by telephone appointment through the Agent's office.