



**33 LUTON ROAD,
THORNTON-CLEVELEYS,
FY5 3ED**

£90,000



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**TRADITIONAL SEMI-DETACHED HOUSE CLOSE TO CLEVELEYS CENTRE A
PROJECT REQUIRING FULL RENOVATION.**

A TRADITIONAL SEMI-DETACHED HOUSE OFFERING A FANTASTIC OPPORTUNITY. THE PROPERTY WOULD BE IDEAL FOR A FIRST TIME BUYER (PREPARED TO UNDERTAKE WORK) OR INVESTOR AND WHILST REQUIRING FULL RENOVATION THE POTENTIAL IS GREAT.

THE LAYOUT BRIEFLY COMPRISES; TWO RECEPTION ROOMS AND KITCHEN. TWO BEDROOMS AND BATHROOM W.C. LARGE GARDENS. VIEWING IS HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT.

NO CHAIN.



LOCATION: Situated in a most convenient and prominent main road position (SAT NAV FY5 3ED), within a short walk to nearby shops and Cleveleys town center. 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 needs FULL renovation offering excellent further potential.

ACCOMMODATION: Ground Floor; Small entrance porch and hallway with staircase leading off. Front lounge with bay window, rear dining / sitting room with understairs storage cupboard. Extended kitchen. First floor; landing area, two bedrooms and bathroom with W.C

OUTSIDE: The property provides a front gated garden which could provide off road parking. To the rear there is a large garden which is currently completely overgrown .

COUNCIL TAX: The property is listed from an online search as Council Tax Band B . (Blackpool Council).

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

VIEWING: By appointment through the agents office.