



**28 NEWCASTLE AVENUE,  
THORNTON-CLEVELEYS,  
FY5 2QH**

**£149,950**



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GENERAL: POPULAR RESIDENTIAL POSITION/ CLOSE TO CLEVELEYS CENTRE.....

Two-bedroom semi-detached true bungalow occupying a pleasant and convenient residential position, in need of general renovation throughout and no chain.

The property briefly comprises; two bedrooms, nice size lounge and conservatory. Easy to maintain gardens and garage. Gas central heating and Upvc double-glazing throughout, offering excellent potential and early viewing is highly advised.



**LOCATION:** A short distance to Cleveleys town centre and adjacent to a good local bus service route and local convenience shops. The property is found following Central Avenue North off West Drive and Northumberland Avenue (SAT NAV FY5 2QH).

**STYLE:** Semi-detached true bungalow.

**CONDITION:** The property does require updating throughout but presents great potential and a blank canvas. We understand the property has been completely re-roofed.

**ACCOMMODATION:** Ground Floor; Side entrance hallway, lounge with fireplace, kitchen and conservatory. Two bedrooms and wet room.

**OUTSIDE:** Good size gardens, the front designed easy maintenance with long driveway and gates leading to a single garage. The rear is again designed for easy maintenance with paved patio and stone / slate chipping borders.

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

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

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

**VIEWING:** By appointment through the agents office.

**EPC:** To follow