



PROCTORS

ESTATE AGENTS

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35 Station Road, Thornton-Cleveleys, FY5 5HY

“Offers Over” £500,000

A large detached, Edwardian era house enjoying a corner plot in this popular Little Thornton suburb which now benefits from the recently improved road connectively to M55 for regional commuting and with all local amenities nearby. The property provides spacious living accommodation with three reception rooms and five bedrooms. It has a contemporary kitchen, separate utility room and cloakroom on the ground floor and a three piece bathroom and three piece shower room on the first floor. Gas central heating and PVC double glazing are both installed. It is set in generous gardens to the front, side and rear with a driveway to the rear leading to a detached garage. There are also two outbuildings and a greenhouse.



35 Station Road, Thornton-Cleveleys

TENURE

We are advised that the property is Freehold but any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

8' 10" x 3' 11" (2.7m x 1.2m) Built in bench seating, meter cupboards

HALL

13' 1" x 9' 2" (4m x 2.8m) Boarded floor, stairs off, 2 x radiators

RECEPTION ROOM ONE

13' 11" x 14' 0" (4.25m x 4.27m) Plus bow window, tiled fireplace/hearth wood surround with solid fuel grate, 2 x radiators

RECEPTION ROOM TWO

14' 7" x 13' 10" (4.45m x 4.24m) Plus bow window, gas fire, wood mantelpiece, 2 x radiators, door to kitchen

RECEPTION ROOM THREE

14' 0" x 13' 11" (4.28m x 4.25m) Plus bow window, gas fire, laminate floor, built in cupboards & shelving to one wall

REAR VESTIBULE

6' 10" x 3' 3" (2.1m x 1m) Polyflor flooring, under stairs off

CLOACKROOM/WC

6' 9" x 3' 3" (2.06m x 1m) Polyflor flooring, low flush WC, wash hand basin, radiator

UTILITY ROOM

7' 2" x 7' 2" (2.2m x 2.2m) Polyflor flooring, plumbed for washers, single drainer sink/base plus matching cupboards, central heating boiler unit

KITCHEN

15' 5" x 10' 8" (4.7m x 3.27m) Polyflor flooring, radiator, range of contemporary matching base and wall units with worktops, single drainer sink, range cooker, space for dishwasher and large fridge/freezer

FIRST FLOOR

SPACIOUS LANDING

10' 9" x 9' 2" (3.3m x 2.8m) Plus staircase, radiator, leaded window



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	61

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

35 Station Road, Thornton-Cleveleys

BEDROOM ONE

13' 11" x 13' 10" (4.25m x 4.24m) Radiator, bow window

BEDROOM TWO

14' 5" x 13' 10" (4.4m x 4.24m) Radiator

BEDROOM THREE

13' 11" x 13' 11" (4.26m x 4.25m) Radiator

BEDROOM FOUR

10' 9" x 7' 2" (3.3m x 2.2m) Radiator

BEDROOM FIVE

9' 6" x 9' 2" (2.9m x 2.8m) Radiator

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m) Polyflor flooring, part tiled walls, pedestal wash hand basin, low flush WC, bath with electric shower over & hinged screen, radiator/towel rail

SHOWER ROOM

7' 2" x 5' 10" (2.2m x 1.8m) Polyflor flooring, part tiled walls, pedestal wash hand basin, shower, cylinder and airing cupboard, chrome radiator/towel rail

OUTSIDE

29' 6" x 8' 6" (9m x 2.6m) Range of outbuildings comprising fuel store, wash house and green house

GARAGE

24' 0" x 11' 9" (7.34m x 3.6m) Concrete pre cast concrete wall construction with corrugated steel roof, drive access off Hastings Road, large rear garden

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

SPECIAL CONDITION

The seller will require the buyer to covenant not to use the title Vicarage, Rectory or similar description in the address of the property after completion.



Proctors Blackburn

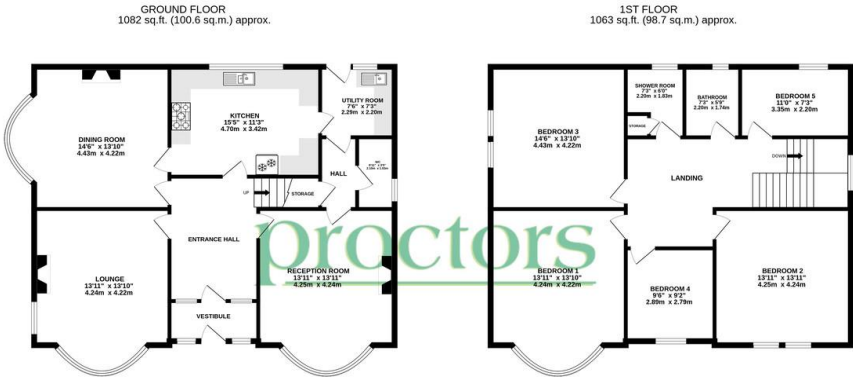
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35 STATION ROAD - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 2145 sq.ft. (199.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C0024.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		