



ESTATE AGENCY

**1 Glenmere Crescent**  
Norbreck, Thornton Cleveleys  
FY5 1QD **£280,000**



**Recently renovated detached family home**

**Modern kitchen diner**

**Four piece modern family bathroom**

**Low maintenance rear garden**

**Sought after location close to the beach**

**Three good sized bedrooms plus loft room**

**Ground floor WC**

**Off road parking for multiple cars**

**NO ONWARD CHAIN**

**A must viewed**



**\*DETACHED FAMILY HOME\* RECENTLY REFURBISHED\* SOUGHT AFTER LOCATION\***

Go Estate Agency have the pleasure of bringing to the market this fantastic three bedroom detached property. Having recently undergone a renovation this property offers a turn key move. A short stroll will have you on the promenade in under five minutes, and with the beach on your doorstep it is a families paradise.

On internal inspection to the ground floor you will find a porch leading to a light and airy hallway, with a door to the lounge, the ground floor cloaks and the kitchen diner. From the hall, stairs to the first floor will lead you to the landing with loft ladders accessing a fully boarded loft room with Velux style windows, power and lighting. Off the landing you will find the three good sized bedrooms and a modern four piece family bathroom. We are advised by the seller insulated plasterboard was used during the renovation on the walls that are outwardly external which contributes to significant energy savings. Externally to the front of the property you will find a decorative stone area, suitable for parking multiple cars. To the side a concrete drive way, and to the rear a low maintenance flagged patio area to soak up the coastal sun. Access to the transformed garage is via a bi-folding door from the rear garden. This currently allows for additional living space. Thornton Cleveleys is a popular choice for families. It has good schools and plenty of parks and green spaces. Norbreck, is known for its beautiful beach and seafront, making it a great choice for those who love coastal living. There are great transport links with close by bus routes, and of course the famous trams of Blackpool running the length of the promenade. Cleveleys is a bustling seaside resort with a range of popular shops and supermarkets, cafes and restaurants and the pretty village of Thornton has a range of fine pubs and restaurants, along with its own Little Theatre. The close by A585 will give easy access to motorway links for those looking to commute further afield. With links to the main line rail network from both Blackpool North and South stations. This property has it all in a great location. Sold chain free, a viewing is highly recommended to see all it has to offer.

**Accommodation  
Ground Floor**

**Entrance Porch**

A beautiful external arched doorway leads into the porch housing the meter cupboard, with ample space for shoes and coats. Internal door leads to the hallway

**Hallway**

Bright and airy space with staircases to the first floor. Window to the side. Radiator. Doors to the lounge, kitchen diner and ground floor cloaks.

**Lounge**

Large bay window to the front flooding the room with light. Radiator. Chimney breast with slate hearth, and space and fittings for a multi fuel burning stove.

**Kitchen/Diner**

This room benefits from a bi-folding door to the rear garden and large kitchen window to the rear elevation allowing for ample light. Two designer radiators flank either side of the chimney breast. A range of modern wall and base units in a dark colour are complemented by the light coloured quartz worktop and breakfast bar. An integral electric oven, integral microwave, and a halogen hob with extractor over, along with an integral fridge and freezer and dishwasher and space for a washer. There is a black under mounted bowl and a half sink with tap over. Practical floor covering.

**Cloakroom**

Window to the side elevation. Housing the Glowworm combi boiler. WC/wash basin with mirror over. There is adequate space to use as additional storage.

**First Floor**

**Landing**

Window to the side elevation. Doors to the bedroom and bathroom. Loft hatch with pull down ladders to loft room.

**Bedroom One**

Bay window to the front elevation with distant views towards the seashore. Radiator.

**Bedroom Two**

Window to the rear elevation. Radiator

**Bedroom Three**

Window to the front elevation. Radiator.

**Bathroom**

Fully tiled modern bathroom with a four piece suite inclusive of a WC, white vanity unit housing a basin with a lighted mirror over. Freestanding double ended silver bathtub, plus a smoked glass walk in shower enclosure with mains shower. Black heated towel ladder. Two frosted windows to the side elevation.

**Loft room**

Access via a pull down ladder, this space has been created to fulfil additional storage requirements. Fully boarded with carpet laid over and benefitting from power and light with Velux style windows allow for ventilation in the summer and with the addition of a radiator for warmth in the winter this is a very versatile space. There is additional storage space into the eaves.

**Externally**

**Front garden**

Decorative stones, which can be used for additional off road parking. To the side is a concrete driveway with a gated access to the rear garden.

**Rear Garden**

Fully enclosed and laid with Indian stone paving flags this offers the owner a low maintenance usable space. With power point and hot and cold outside tap. Access to the garage via no-folding doors.

**Garage**

This space has been upgraded with additional living space or recreation in mind. It would make a great office, home gym, bar or playroom. The space benefits from power and light. Laid with artificial grass, in keeping with an outdoor theme, a window to the front and bi-folding doors to the side with access to the rear garden this is a really usable space just looking for its next owner to create something spectacular.

EPC rating F (carried out before the renovation)

Property tenure Freehold

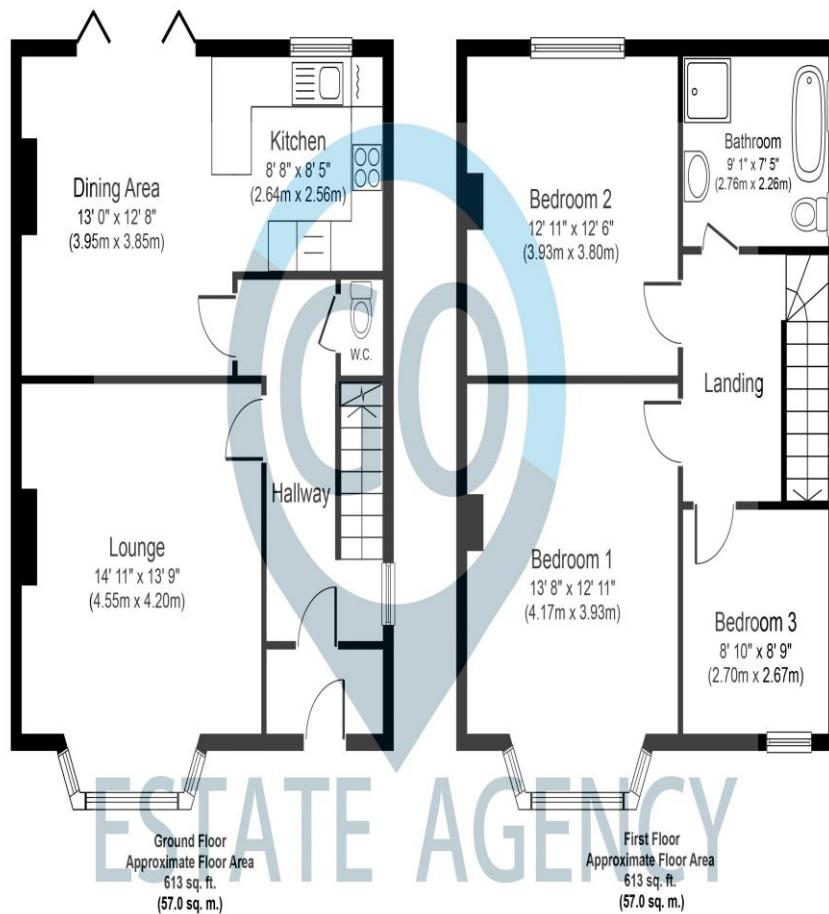
Council tax band C

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

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