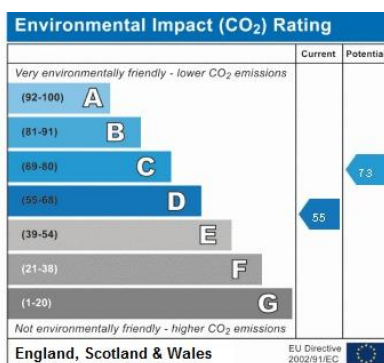
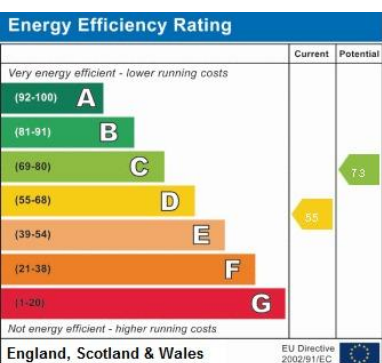




**3 Elms Avenue, Thornton-Cleveleys, FY5 2JB**

**Price: £179,950**



- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Conservatory
- No Chain!
- Situated in a cul de sac
- Schools nearby

# 3 Elms Avenue, Thornton-Cleveleys

## FULL DESCRIPTION

This highly sought after located three bedroom semi detached house is situated in a cul de sac close to local amenities, schools, shops and nearby supermarkets. The home is an ideal family purchase and offers two reception rooms and a conservatory. With large gardens, driveway and a garage, be quick to view!

## ENTRANCE HALL

Double glazed door and window. Central heating radiator. Built in storage cupboard.

## LOUNGE

14' 11" x 11' 5" (4.55m x 3.49m)

Double glazed window. Central heating radiator. Feature fireplace.

## KITCHEN/DINING ROOM

17' 8" x 10' 11" (5.39m x 3.33m)

Two double glazed windows. Fitted wall and base units. One and a half bowl stainless steel sink unit and mixer tap. Plumbed for washing machine. Part tiled.

## CONSERVATORY

11' 3" x 9' 6" (3.45m x 2.90m)

Double glazed. Central heating radiator.

## STAIRS AND LANDING

Spindled staircase and balustrade. Loft access.

## BEDROOM 1

13' 2" x 10' 0" (4.02m x 3.07m)

Double glazed window. Central heating radiator. Fitted wardrobes.

## BEDROOM 2

11' 5" x 9' 8" (3.48m x 2.96m)

Double glazed window. Central heating radiator. Fitted wardrobes.

## BEDROOM 3

7' 7" x 7' 4" (2.33m x 2.26m)

Double glazed window. Central heating radiator.

## BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Central heating radiator. Tiled walls and floor. Over the bath shower.

## GARDENS

Gravel and planted to front.

Driveway to the side.

Flagged and planted to the rear.

## GARAGE

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "B"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.





# 3 Elms Avenue, Thornton-Cleveleys

| Valuation Band | Council Tax 2017/18 | Council Tax 2018/19 | Council Tax 2019/20 |
|----------------|---------------------|---------------------|---------------------|
| A              | £1104.47            | £1170.70            | £1218.16            |
| B              | £1288.54            | £1365.82            | £1421.19            |
| C              | £1472.62            | £1560.93            | £1624.21            |
| D              | £1656.70            | £1756.05            | £1827.24            |
| E              | £2024.86            | £2146.28            | £2233.29            |
| F              | £2393.01            | £2536.52            | £2639.35            |
| G              | £2761.17            | £2926.75            | £3045.40            |
| H              | £3313.40            | £3512.10            | £3654.48            |

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

03/10/2023



Ground Floor



First Floor

