

Road Map



Hybrid Map

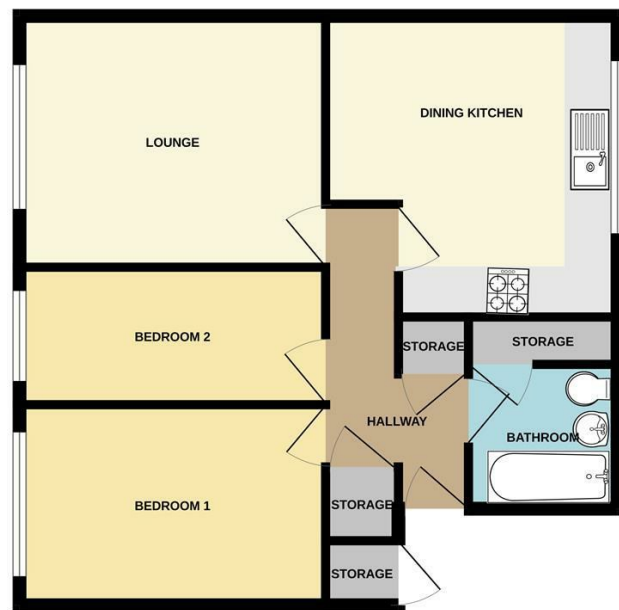


Terrain Map



Floor Plan

GROUND FLOOR



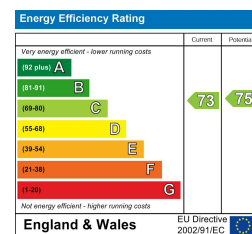
We have every attempt to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Mirogen 1/2023

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



16 Brays Hey

Lawsons Road, Thornton-Cleveleys, FY5 4BD

Offers In The Region Of £65,000



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The vendor informs us that the current service charge is approximately £55 per month (vary year on year) and includes: external maintenance, buildings insurance and gardening. We have also been informed that there are no age restrictions and that pets are allowed.



Communal Entrance

Staircase to first floor, door into Flat 16, external storage cupboard on the landing.

Hallway

Two good sized storage cupboards, doors to all rooms, loft access hatch, laminate flooring.

Lounge

13'5" x 10'10"
UPVC double glazed window to the side. Laminate flooring, ceiling light and radiator.

Diner/Kitchen

12'6" x 12'10"
UPVC double glazed window to the side. Range of wall and base units with black laminate work surfaces, space for dining table, plumbed for washing machine, integral oven and gas hob with illuminated overhead extractor, wall mounted combination boiler (installed in approximately late 2015.) Vinyl flooring, ceiling lights and radiator.

Bedroom One

13'7" x 8'7"
UPVC double glazed window to the side. Carpet, ceiling light and radiator.

Bedroom Two

13'6" x 5'8"
UPVC double glazed window to the side. Laminate, ceiling light and radiator.

Bathroom

5'9" x 6'4"
Opaque UPVC double glazed window to the side,. Three piece white suite comprising; wash hand basin, WC and bath with overhead shower attachment, fully tiled walls, large airing cupboard.

Exterior

Communal Parking and communal garden

Key Details

Tenure - Leasehold
125 Years from 21st March 1988
Approximately 90 years remaining
Council Tax Band - A (Wyre Borough Council)
Energy Rating - C

