

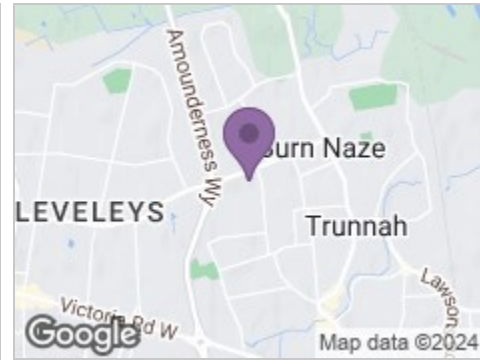
Road Map



Hybrid Map



Terrain Map



Floor Plan



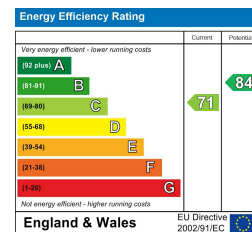
We have every attempt been made to ensure the accuracy of the floorplans contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency can be given. Made with Metagen 12022

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



204a West Drive

, Thornton-Cleveleys, FY5 2EL

Offers In The Region Of £240,000



204a West Drive

, Thornton-Cleveleys, FY5 2EL

Offers In The Region Of £240,000

Approved plans by Wyre Borough as of 2020 for a rear dormer to provide a further bedroom to first floor.

Plans and approvals can be sourced from Wyre Borough Planning website or via our agency upon request.



HALLWAY

UPVC door to side providing access into property from front driveway. Access to all ground floor rooms. Solid wood flooring throughout.

LOUNGE

16'6" x 10'8"
UPVC double glazed window to front. Feature fire place housing cast iron log burning stove. Wood flooring, radiator and ceiling lights.

GROUND FLOOR BEDROOM

10'8" x 8'4"
UPVC double glazed window to front. Carpet, radiator and ceiling lights.

GROUND FLOOR FAMILY BATHROOM

6'4" x 5'5"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above and glass shower partition, floating sink unit and low flush WC. High quality vinyl flooring, tiled walls and ceiling lights.

OPEN PLAN KITCHEN/DINER

at widestm
UPVC double glazed windows to side and rear. Internal UPVC double glazed French style patio doors leading into Bar/Hot Tub room. To the Dining area; open spindled stair case providing access to first floor. Under stairs storage cupboard, To the kitchen area: range of wall and base units with solid oak butcher block style worktops above. Stainless steel sink unit with instant boiler water mixer tap above. Freestanding Indesit 5 ring gas cooker.with ceiling mounted extractor fan above. Dishwasher. Low level Fridge & Freezer.

HOT TUB/BAR/SITTING ROOM

19'2" x 13'5"
UPVC double glazed windows to side and rear. UPVC French style patio doors to rear leading to rear garden. Fitted hot tub with wood surround. Fitted bar area. Open seating area with feature fireplace housing electric fire. Timber roof with corrugated plastic partitions. Solid concrete foundation flooring with wood effect floor tiles throughout. Open access through from Open Plan Kitchen/Diner through to rear garden.

FIRST FLOOR LANDING

Accessed from Open Plan Kitchen/Diner. Spindled staircase with galleried landing. Carpeted stairs and landing.

MASTER BEDROOM

13'5" x 12'6"
Double glazed Velux skylight to front. Bespoke fitted oak wardrobes, bed surround, drawers and vanity unit. Carpet, ceiling lights and radiator. Access through to En Suite bathroom.

EN SUITE BATHROOM

11'4" x 8'4"
Double glazed Velux skylight to front. Four piece bathroom suite comprising; freestanding oval bath tub, walk in twin shower cubicle with glass partition, cabinet wash hand basin and low flush WC. Tiled floors and part tiled walls.

BEDROOM TWO

13'0" x 8'5"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

FRONT EXTERIOR

Large paved driveway to front providing off road parking for numerous vehicles.

REAR EXTERIOR

Private and landscaped rear garden with high gloss patio flag stones, artificial grass and raised surround.
Large timber frame outhouse to rear of garden with power, lighting and plumbing.

KEY DETAILS

Tenure - Freehold
EPC - TBC
Council Tax Band - C - Wyre Borough Council
Gas Central Heating
Double Glazing Throughout

PAST PLANNING FOR EXTENSION

Approved plans by Wyre Borough as of 2020 for a brick built extension to the side and rear of the property to create a solid wrap around orangery to rear elevation.

