

Road Map



Hybrid Map

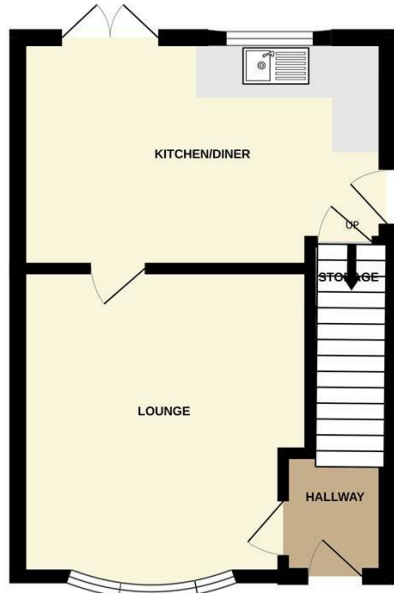


Terrain Map

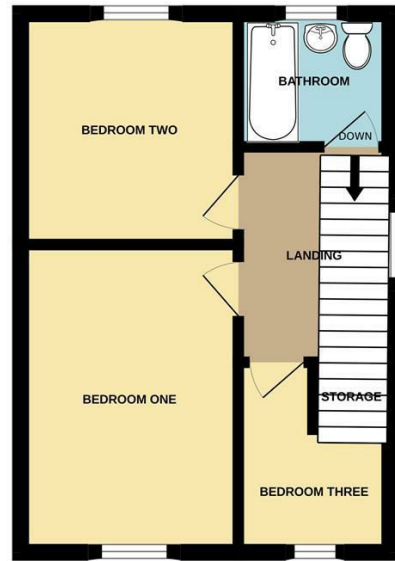


Floor Plan

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



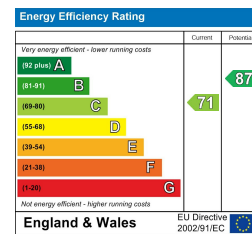
TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
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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



77 Springfield Drive  
, Thornton-Cleveleys, FY5 4LL

Offers In The Region Of £140,000



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## Hallway

Entrance through UPVC door to light open hallway access to -

## Lounge

13'0" x 12'5"

UPVC double glazed window to front. Electric Fire, Laminate Flooring, ceiling lights and radiator. Understairs storage.

## Kitchen Diner

15'7" x 9'10"

UPVC double glazed windows to rear, UPVC door to side and UPVC patio door leading to rear garden. Range of wall and base units with complimentary worktops. Sink unit with tap above. Oven with gas hob above and ceiling mounted extractor fan. Plumbed for washing machine and space for freestanding fridge freezer.

## Bedroom One

13'0" x 9'2"

UPVC double glazed window to front. Carpet, ceiling lights and radiator, fitted wardrobes.

## Bedroom Two

9'10" x 9'2"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Bedroom 3

8'0" x 5'10"

UPVC double glazed window to front. Carpet, ceiling lights and radiator, bulk head storage.,

## Bathroom

6'1" x 5'7"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with

shower above, wash hand basin and low flush WC. Vinyl flooring. Ceiling lights.

## Externally

Open front garden with gravel to front and concrete side driveway. Ample off road parking to side

## Patio Rear garden

Access to large garage down side of property with up and over door to front & patio doors & Single door to side - accessed from rear garden - power to garage.

## Additional Information

Tenure - Freehold  
Gas central heating  
Council Tax Band- B  
EPC Rating C

