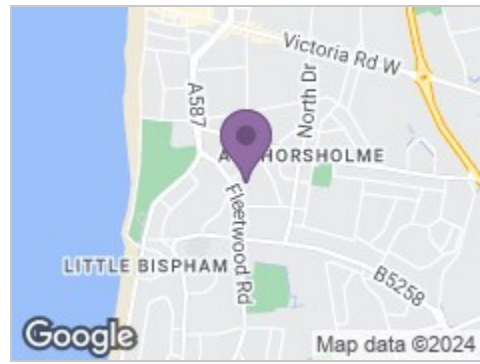


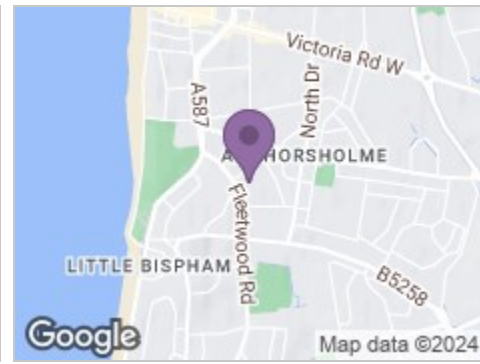
Road Map



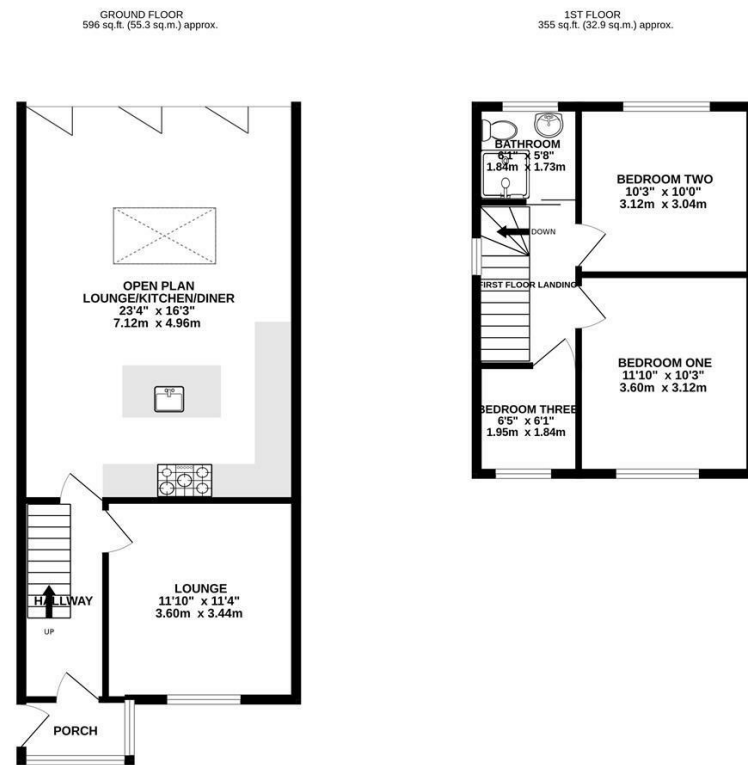
Hybrid Map



Terrain Map



Floor Plan



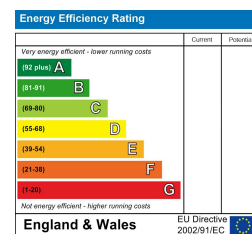
TOTAL FLOOR AREA: 950 sq ft. (88.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation 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



64 Lyddesdale Avenue  
 , Thornton-Cleveleys, FY5 3EJ

Offers In The Region Of £180,000 1 2

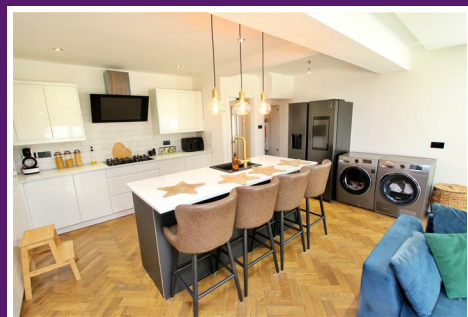




# 64 Lyddesdale Avenue

, Thornton-Cleveleys, FY5 3EJ

Offers In The Region Of £180,000



## Porch

UPVC double glazed door to side providing access from front driveway. UPVC window to front. Internal door into hallway

## Hallway

Stairs to front leading to first floor landing. Access to all ground floor rooms. Engineered oak flooring throughout.

## Lounge (Dressed As Bedroom)

11'9" x 11'3"

UPVC double glazed window to front. Presently dressed as 4th bedroom.

## Open Plan Lounge/Kitchen/Diner

23'4" x 16'3"

Bi-fold doors to rear opening out onto rear garden. UPVC double glazed window to side. Lantern roof with glazed window. Incredibly spacious Open Plan Lounge/Kitchen/Diner. Range of wall and base units with complimentary worktops above.. Kitchen island with sunken composite sink unit with mixer tap above. Integral dishwasher with LED floor display. Integral double oven. LED ceiling lights, hanging lights over kitchen island. Engineered oak flooring throughout.

## First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access.

## Bedroom One

11'9" x 10'2"

UPVC double glazed window to front. Fitted wardrobes, Carpet, ceiling light and radiator.

## Bedroom Two

10'2" x 9'11"

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

## Bedroom Three

6'4" x 6'0"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bathroom

3'3",275'7" x 5'8"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising, walk shower unit with glass partition, wall mounted cabinet wash hand basin and low flush WC. Tiled wall and floors. Sliding solid oak door.

## Front Exterior

Driveway to side providing off road parking. Small courtyard front garden

## Rear Exterior

Spacious garden with significant potential. Dilapidated garage.

## Further Details

Tenure - Freehold

Council Tax Band - B - Blackpool Borough Council

Double Glazed Throughout

Gas Central Heating

