

Road Map



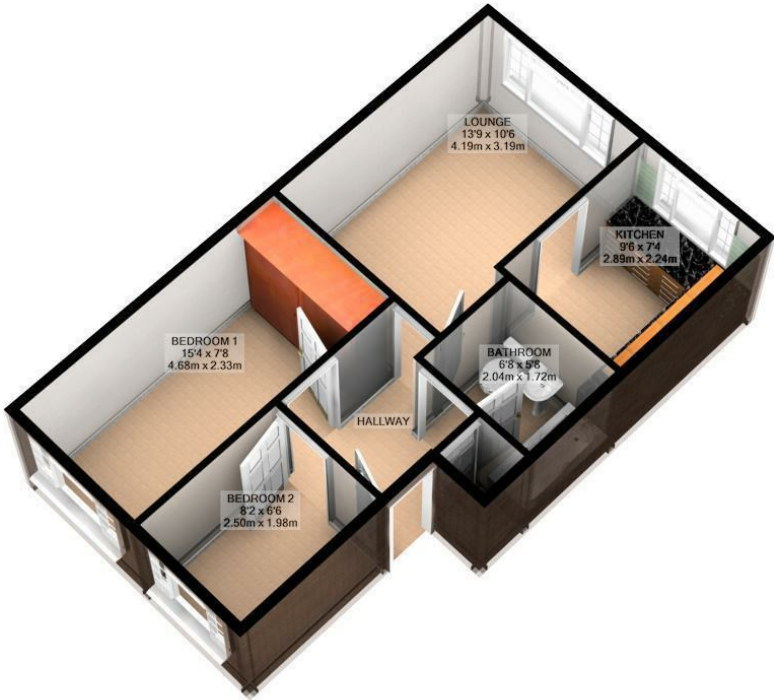
Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43.3 SQ.M.)

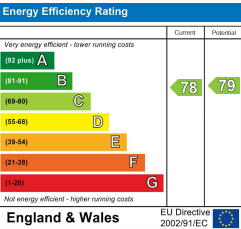
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Viewings

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.

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Energy Efficiency Graph



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SALES & LETTINGS



64. Melbourne Avenue  
, Thornton-Cleveleys, FY5 3DX

Offers In The Region Of £85,000

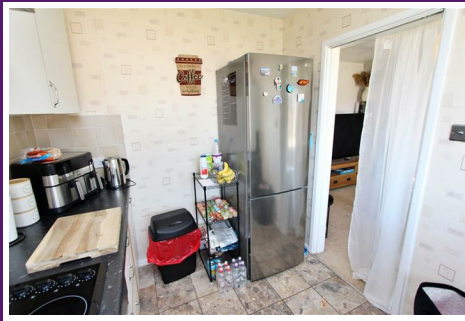




# 64. Melbourne Avenue

, Thornton-Cleveleys, FY5 3DX

Offers In The Region Of £85,000



## Private Entrance

UPVC double glazed front door into porch, staircase to first floor, door into;

## Hallway

Doors to all rooms and good sized shelved storage cupboard.

## Bedroom Two

8'2" x 6'5"

UPVC double glazed window to the front.

## Bedroom One

7'6" x 15'3"

UPVC double glazed window to the front, mirror fronted fitted wardrobe.

## Bathroom

6'9" x 5'6"

Three piece white suite comprising; bath with overhead shower, WC and wash hand basin.

## Lounge

13'8" x 10'5"

UPVC double glazed window to the rear overlooking trees and lawned gardens, doorway into;

## Kitchen

7'4" x 9'5"

UPVC double glazed window to the rear overlooking trees and lawned gardens, range of white wall and base units with black laminate work surfaces, integral electric oven and hob with illuminated overhead extractor, plumbed for washing machine, space for fridge freezer,

ceramic tiled floor and splash back tiled walls, wall mounted combination boiler.

## Exterior

Communal lawned gardens.

## Further Information

Tenure - Leasehold - Approximately 93 years remaining

Council Tax Band - A - (Blackpool Borough Council).

Energy Rating - C

Gas Central Heating

Double Glazing Throughout

Charges - £442.56 Per Annum - Includes Service Charges & Buildings Insurance.

