

5 Rose Fold

, Thornton-Cleveleys, FY5 4NQ

Offers In The Region Of £260,000

We have been informed that the property Freehold.
Prospective purchasers should seek clarification of
this from their solicitors.
EPC Rating C
Council Tax Band - E - Wyre Borough Council



Hallway

UPVC double glazed door to front aspect, stairs to first floor, storage cupboard.

Lounge

UPVC double glazed window to front aspect, gas fire in surround, radiator, open aspect into;

Dining Room

UPVC double glazed doors leading into the conservatory, radiator.

Conservatory

UPVC double glazed French doors and windows.

Kitchen

UPVC double glazed window to the rear aspect, newly fitted kitchen comprising of; modern wall and base units with complimentary work tops, integrated oven with electric hob and extractor fan over, composite sink and drainer with mixer tap, radiator, tiled floor.

Utility Room

Door to rear aspect, fitted wall and base units with work tops, plumbed for washing machine and space for tumble dryer, sink unit with drainer, radiator, space for free standing fridge freezer, tiled splash backs, tiled floor, door into:

Internal Garage Store

UPVC double glazed French doors to the front aspect, Ideal combi boiler installed circa 2021

WC

UPVC double glazed opaque window to the front aspect, low flush w.c, vanity wash hand basin, radiator.

First Floor Landing

Access to all first floor landing. Loft access.

Bedroom One

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator.

En Suite

Shower cubicle with overhead shower, low flush w.c, vanity wash hand basin with mixer tap,

Bedroom Two

UPVC double glazed window to the front aspect, radiator.

Bedroom Three

UPVC double glazed window to the front aspect, radiator.

Bedroom Four

UPVC double glazed window to the rear aspect, radiator.

Bathroom

UPVC double glazed window to the side aspect, three piece suite comprising of; low flush w.c, wash hand basin, panelled bath with overhead shower attachment and glass screen, tiled walls, radiator.

Front Exterior

Front garden providing off road parking for two vehicles, mature shrubs to border.

Rear Exterior

South facing rear garden with part laid to lawn with mature shrubs and trees to border, decked and paved area, timber shed housing hot tub

Further Information

