



1 Rosebank

| Thornton-Cleveleys | FY5 3FL

Offers over £159,999

Welcome to this charming end terrace house located in the picturesque area of Rosebank, Thornton-Cleveleys. This delightful property offers a generous 883 square feet of living space, providing ample room for you to create your dream home.

Situated in a sought-after location, this house boasts a perfect blend of comfort and convenience. The end terrace position ensures added privacy and a sense of exclusivity, making it an ideal choice for those seeking a peaceful retreat.

With its traditional British charm and character, this property presents a wonderful opportunity for you to put your own stamp on it and create a cosy haven for you and your loved ones. The spacious layout allows for versatile living arrangements, giving you the freedom to design each room to suit your lifestyle.

Imagine enjoying your morning coffee in the lovely garden or hosting gatherings with friends and family in the inviting living spaces. The potential for creating lasting memories in this home is endless.

Located in Rosebank, Thornton-Cleveleys, you'll have easy access to local amenities, schools, and green spaces, making it a great place to call home. Don't miss out on the chance to own this beautiful end terrace house in this desirable location. Book a viewing today and start envisioning the life you could build in this wonderful property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Reception Room

14'4" x 11'10"

The well-spaced reception room is light and airy and features a window with views to the street at the front of the property and laminated flooring.

Dining room

8'8" x 7'1"

The dining room flows from the reception room and offers laminated flooring and double French doors that exits to the back garden.

Kitchen

8'7" x 7'8"

The kitchen is fitted with storage cupboards and built-in utilities, including an oven, hob and extraction unit. It has a window overlooking the back garden, laminated flooring and exits to the back garden via the dining room.

WC

A wash hand basin is included in the ground floor WC.

Bedroom

11'9" x 8'4"

This double en-suite bedroom features a front aspect window, built in storage space, and en suite shower room.

En-suite

6'10" x 2'5"

The en-suite is fitted with toilet, wash hand basin and shower facilities.

Bedroom

8'9" x 8'6"

This small double bedroom features a window overlooking the back garden.

Bedroom

8'8" x 6'5"

This snug single bedroom has a window with views to the street at the front

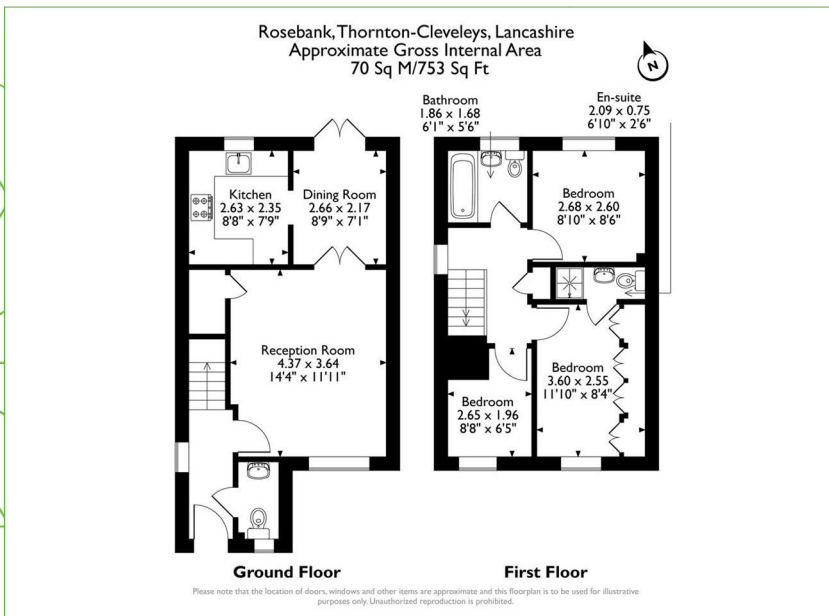
Bathroom

6'1" x 5'6"

The bathroom is equipped with toilet, wash hand basin and bath facilities.

Garden

This property sits on an open corner stand where the front garden area is covered with lawn. There is also blocked paving at the front that leads to the entrance door and parking is on street. The spacious enclosed rear garden is mostly covered with grass, some blocked paved patches and there is a small shed. The back garden is also accessible from the side of the house via a garden gate.



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