



136 Victoria Road East, Thornton-Cleveleys, FY5 3SU

We welcome to the market a beautifully presented three bedroom detached bungalow situated in a desirable residential postcode in Thornton / Cleveleys. This property sits on a large plot and has been kept to a high standard over the years by the current owners. Briefly comprising vestibule, entrance hall, lounge with bay window, second reception room, open plan kitchen. Double bedroom, shower room, third reception & conservatory all to the ground floor. On the first floor we have two bedrooms and separate Wc. External there is a fantastic rear garden, spacious garage and parking for multiple vehicles.

Price £299,950

136 Victoria Road East

, Thornton-Cleveleys, FY5 3SU



- Three bedroom detached bungalow
- Sought after residential location
- Set on a very generous plot
- Close to local amenities and transport routes
- Garage & parking for multiple vehicles
- Three reception rooms & Sep Wc

External
Parking for multiple vehicles

Vestibule
Tiled flooring, double doors opening into the entrance hall.

Entrance hall
Lovely entrance hall with Amtico flooring, radiator. Two storage cupboards.

Lounge
16'2" x 12'9" (4.93 x 3.9)
Bright and spacious lounge with UPVc double glazed bay window, built in gas fire with surround, patterned UPVc double glazed window to the side elevation, radiator & carpeted.

Second reception
12'5" x 10'2" (3.8 x 3.1)
Good sized second reception room open to the kitchen, wall mounted electric fire, storage cupboards, archway leading to the kitchen. Carpeted, radiator, door leading to the rear garden. Door leading to a storage room and the rear garden.

Open plan kitchen
Stylish kitchen with fitted wall and base units,

worktops throughout. Integrated fridge / freezer, oven & grill. Tiled flooring, fully tiled walls. UPVc double glazed window overlooking the rear garden, Neff induction hob with extractor hood. Dishwasher, spotlights. One & half sink bowl.

Third reception
12'1" x 9'6" (3.7 x 2.9)
Third reception room or office, french doors into the conservatory, carpeted, radiator. Stairs leading to the first floor.

Shower room
8'10" x 4'11" (2.7 x 1.5)
Walk in shower cubicle, fully tiled walls and floor, chrome heated towel rail, wash hand basin with mixer tap and vanity unit. Fitted mirror with cabinet and lighting. Spotlights, Wc. Obscure UPVc double glazed window.

Conservatory
10'2" x 7'10" (3.1 x 2.4)
Overlooking the rear garden, Laminate flooring, french doors onto the rear garden, blinds.

Bedroom one
12'9" x 12'5" (3.9 x 3.8)
Double bedroom with fitted wardrobes, drawers

and bedside cabinets UPVc double glazed bay window, blinds, radiator & carpeted.

Landing
Storage cupboard with shelving, carpeted.

Bedroom two
10'9" x 10'5" (3.3 x 3.2)
Double bedroom, UPVc double glazed window, radiator, carpeted fitted wardrobes. Storage in the eaves housing the combi boiler.

Separate Wc
5'10" x 2'7" (1.79 x 0.8)
Wc, wash hand basin, obscure UPVc double glazed window, catch, part tiled walls.

Bedroom three
11'1" x 6'2" (3.4 x 1.9)
UPVc double glazed window to the rear aspect, carpeted & radiator.

Rear garden
Beautiful rear garden with patio area, lawned, shrubs and trees, access either side to the front of the property.

Garage
34'5" x 13'9" (10.5 x 4.2)
Generously sized garage with power, plumbed for washer & shelving.



Directions

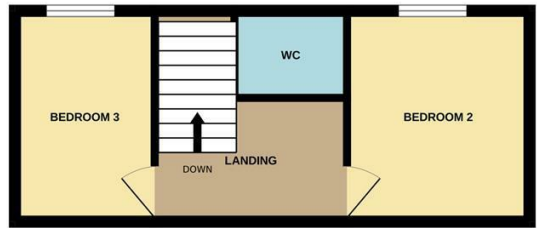


Floor Plan

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	