

7 Bordeaux Crescent, Thornton-Cleveleys, FY5 3UE

We welcome to the market a very generously proportioned four bedroom detached family home situated in a enviable end of Cul de sac position in a quiet and family friendly residential development in Cleveleys, Briefly comprising entrance hall, downstairs Wc, lounge, second reception / dining room, kitchen and utility room all to the ground floor. On the first floor we have four good sized bedrooms one of which benefits from a en suite and a three piece bathroom. Externally there is a south facing rear garden, double garage & driveway.

Price £299,950

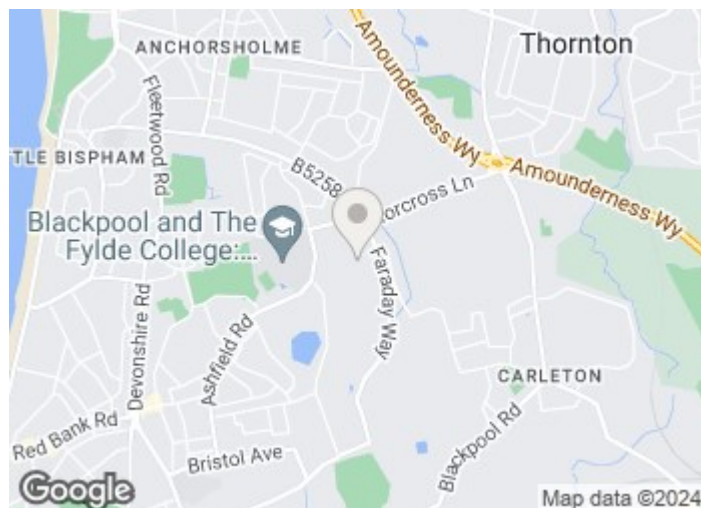
7 Bordeaux Crescent

, Thornton-Cleveleys, FY5 3UE



- Impressive four bedroom detached family home
- Substantial plot
- Generously proportioned throughout.
- Chain free
- Desirable residential location in a quiet cul de sac
- Front & rear gardens
- En suite bedroom

External Lawned front garden with shrubs, driveway & double garage.	Utility 7'8" x 4'11" (2.34 x 1.5) Just off the kitchen plumbed for washer & dryer, storage cupboards and worktops, part tiled walls. Radiator. Door leading to the rear garden.	Bathroom 6'6" x 5'10" (2.00 x 1.8) Bath with shower over, part tiled walls. Radiator, Lino style flooring, wash hand basin. Obscure UPVc double glazed window, fitted mirror. Radiator, Wc.
Entrance hall Grand entrance hall, laminate flooring, stairs leading to the first floor, cloakroom & downstairs Wc.	Landing Spacious landing area, patterned UPVc double glazed window, storage cupboard. Entrance to the attic.	Bedroom four 9'3" x 6'10" (2.84 x 2.1) UPVc double glazed window, carpeted & radiator.
Downstairs wc Wc, Lino style flooring, extractor fan, wash hand basin. Radiator, part tiled walls.	Bedroom one 14'4" x 12'11" (4.38 x 3.94) Great size bedroom, two sets of fitted wardrobes, carpeted & radiator.	Garage 16'11" x 16'11" (5.16 x 5.17) Double garage with remote up and over door, power, access to the rear garden.
Lounge 14'3" x 13'10" (4.35 x 4.22) Bright lounge with sliding patio doors onto the rear garden, laminate flooring, gas fire with surround, radiator.	En suite 8'2" x 3'3" (2.49 x 1.00) Walk in shower, chrome heated towel rail, laminate flooring, wash hand basin. Obscure UPVc double glazed window, part tiled walls. Mirrored cabinet.	Rear garden Private South facing rear garden, patio and lawned areas, access to the garage and front of the property.
Second reception / dining room 13'6" x 9'0" (4.13 x 2.75) UPVc leaded double glazed window to the front aspect, Laminate flooring, radiator.	Bedroom two 12'6" x 12'2" (3.83 x 3.72) Another great sized bedroom with UPVc double glazed window overlooking the rear garden, laminate flooring & radiator.	
Kitchen 14'3" x 11'7" (4.35 x 3.55) Generously proportioned kitchen with fitted wall and base units, worktops throughout, integrated dishwasher, fridge & freezer. Built in oven and grill, four ringed gas hob with extractor hood. One and half sink bowl. UPVc double glazed window to the rear aspect, laminate flooring. UPVc double glazed window to the side aspect.	Bedroom three 9'1" x 7'7" (2.79 x 2.32) Double bedroom, UPVc double glazed window, carpeted & radiator.	



Directions

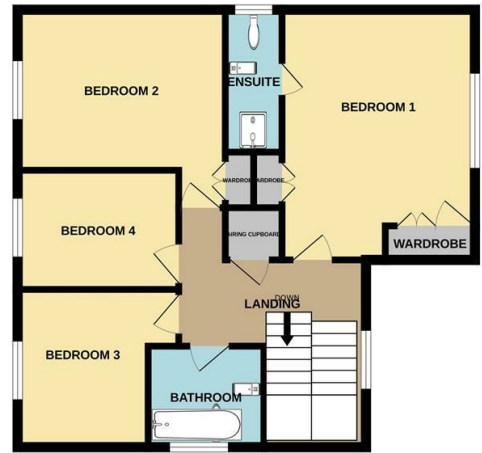


Floor Plan

GROUND FLOOR



1ST FLOOR



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	
<p>Very energy efficient - lower running costs</p> <p>62</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales