



## 28 Central Avenue North, Thornton-Cleveleys, FY5 2JR

We welcome to the market a two / three bedroom semi detached bungalow situated in the sought after residential location of Thornton / Cleveleys. This chain free property is ready to walk into and a lovely standard throughout. Briefly comprising entrance hall, lounge, double bedroom, office / bedroom, bathroom. Kitchen, utility and dining room all to the ground floor. On the first floor we have two further bedrooms and a shower room. Externally there is a substantial rear garden, garage and driveway.

**Price £235,000**

# 28 Central Avenue North

, Thornton-Cleveleys, FY5 2JR



- Two / three bedroom semi detached bungalow
- Versatile property
- Sought after residential location
- No chain
- Lovely rear garden
- Garage & driveway

## External

### Entrance hall

Carpeted and radiator.

### Lounge

19'1" x 10'0" (5.82 x 3.05)

Spacious lounge with UPVc double glazed bay window with blinds, gas fire, carpeted, radiator.

### Kitchen

14'9" x 8'5" (4.51 x 2.59)

Modern kitchen with fitted wall and base units, tiled flooring. Built in oven, four ringed gas hob m part tiled walls. Stainless steel sink, UPVc double glazed window overlooking the rear garden. Radiator, extractor hood. Integrated fridge/freezer.

### Bedroom

11'9" x 10'7" (3.59 x 3.23)

Bright and spacious bedroom, UPVc

double glazed bay window with blinds, radiator & carpeted.

### Office / bedroom

9'1" x 7'3" (2.77 x 2.22)

Carpeted, radiator, fitted wardrobes.

### Dining room / second reception

10'0" x 9'10" (3.07 x 3.01)

Laminate flooring, UPVc double glazed door onto the rear garden, radiator. UPVc double glazed window with blinds.

### Utility

Just off the kitchen, plumbed for washer and dishwasher. Obscure UPVc double glazed window.

### Bathroom

10'7" x 5'3" (3.23 x 1.61)

Walk in shower cubicle, bath, obscure UPVc double glazed windows. Wc, storage cupboard, laminate flooring. Fully tiled walls, wash hand basin. Chrome heated towel rail.

## Bedroom

17'1" x 13'8" (5.21 x 4.17)

Velux window, storage in the eaves, carpeted & radiator.

## Shower room

7'2" x 4'3" (2.19 x 1.31)

Walk in shower cubicle, fully tiled walls, wash hand basin with storage cupboard. Fitted mirror, obscure UPVc double glazed window. Lino style flooring.

## Bedroom

Spacious bedroom with stairs leading up to, velux window, storage cupboard. Carpeted, radiator.

## Garage

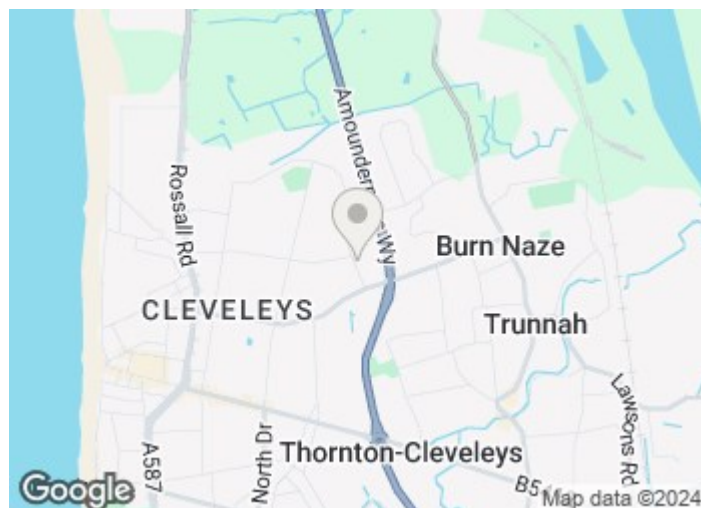
18'0" x 9'6" (5.5 x 2.9)

Up and over door, power.

## Rear garden

## Garage

17'8" x 9'4" (5.4 x 2.86)

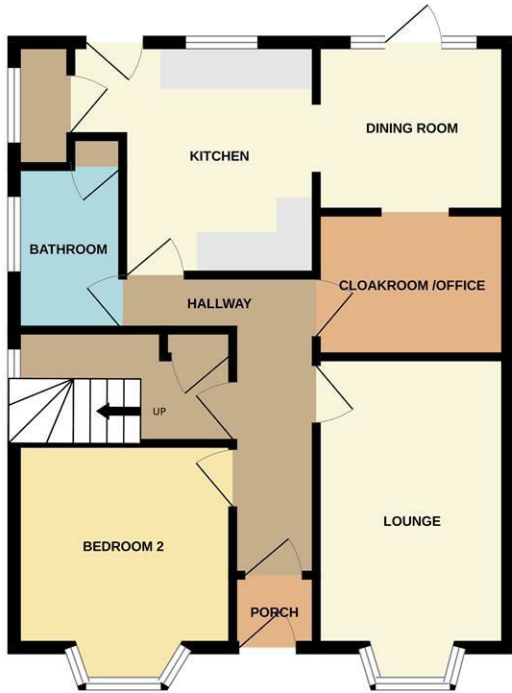


## Directions

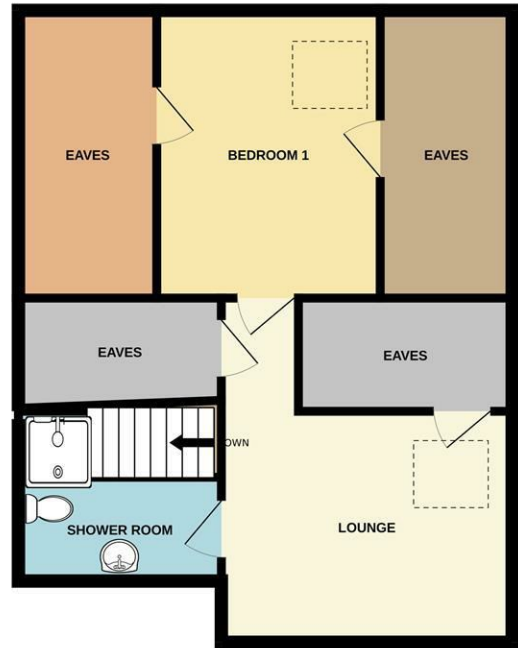


# Floor Plan

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>71</b>			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC