



Calder Avenue, Thornton-Cleveleys

3  2  1  C 

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- Three bedroom detached true bungalow
- Sought after residential location
- Garage & parking for multiple vehicles
- Renovated to a high standard
- No chain
- Beautifully presented throughout
- Fantastic open plan kitchen / family room
- Three double bedrooms
- EPC rating C

We welcome to the market a three bedroom, extended detached bungalow that's been renovated to a very high standard over the years by the current owners including a new roof, a new central heating system, new windows and re wire. This property is situated in a quiet cul de sac in a highly desirable residential location in Thornton. Briefly comprising entrance vestibule, Wc, three double bedrooms, stunning open plan kitchen / family room and bathroom. Externally we have a private landscaped rear garden, garage and parking for multiple vehicles to the front.



Price: £310,000







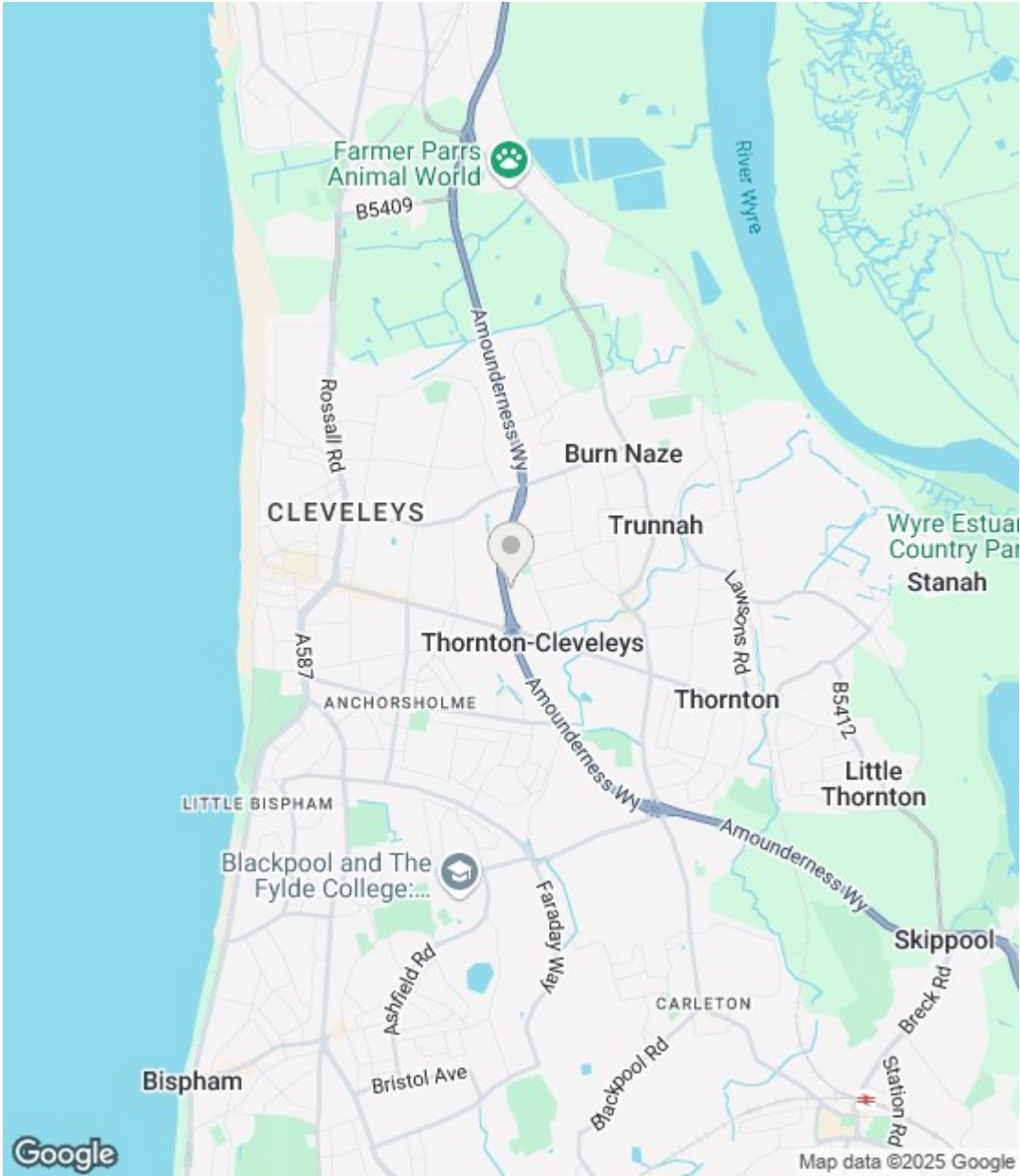
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	74	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme



GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 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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