



43 Station Road, Thornton-Cleveleys,
FY5 5HZ

£550,000

A truly **MAGNIFICENT** Family House that has been lovingly cared for by the current owners, and affords that perfect blend of timeless character and modern day living. 43 was originally built as a four Bedroom home, but is currently arranged with three first floor Bedrooms plus a Loft/Hobby room that runs the full width of the property. Externally, the plot is equally impressive with a gorgeous landscaped front, and a rear measuring around 70' in length that has previously been granted outline planning permission for an additional dwelling. A fine example sold with **NO ONWARD CHAIN...** really needs to be seen !

- Two separate Reception rooms
- Breakfast Kitchen
- Three Double Bedrooms
- Two bathrooms
- Loft/Hobby room measuring over 35' in length
- Magnificent Gardens
- Large Garage and Parking

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Porch: Part decorative tiled walls, UPVC double glazed window, Double glazed door.

Hall: Coved ceiling, Parquet flooring, UPVC double glazed door to the rear Garden, Vertical radiator

Lounge: 18'0" x 15'7" (5.49 m x 4.75 m) Beautiful feature fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed windows, Radiators.

Dining Room: 14'1" x 13'9" (4.29 m x 4.19 m) Feature fireplace, Coved ceiling, Picture rail, Feature lighting canopy, UPVC double glazed windows.

Breakfast Kitchen: 14'5" x 13'9" (4.39 m x 4.19 m) Wall and base cupboard units with worktops, matching breakfast bar and centre island, Split level oven and grill, Hob with extractor over, Twin circular sinks with mixer tap, Plumbed for dishwasher, Built in cupboard, Understairs storage, Stone floor, UPVC double glazed windows, Radiator.

Ground Floor Shower Room: () Walk in shower, Integrated WC, Wash basin, Part tiled walls, UPVC double glazed window, Towel heater radiator.

First Floor:

Landing: Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bedroom 1: 18'0" x 13'4" (5.49 m x 4.06 m) Built in cupboard, Walk in wardrobe, Coved ceiling, Picture rail, UPVC double glazed windows, Radiator.

Bedroom 2: 14'5" x 12'0" (4.39 m x 3.66 m) Picture, UPVC double glazed windows, Radiator.

Bathroom: Lovely modern style three piece bathroom suite comprising; Corner bath, Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Bedroom 3: 14'4" x 8'7" (4.37 m x 2.62 m) Picture rail, UPVC double glazed window, Radiator.

Loft/Hobby Room:

Room 1: 25'11" x 7'2" (7.90 m x 2.18 m) UPVC double glazed windows, Two radiators.

Room 2: 11'6" x 7'2" (3.51 m x 2.18 m) Double glazed Velux window, Radiator.



Outside:

Front: A simply stunning landscaped front Garden, laid to lawn with a multitude of established trees, shrubs, plants and flowers, Ornamental pond with fountain, and a gravel driveway to the Garage.

Rear: An impressive rear around 70' in length, mainly laid to lawn with a stone patio area and established hedging.

Parking: A large concrete sectional garage (16'8 x 16') with light and power, access via a spacious private drive. There is also the possibility of further parking at the rear or the property.

Additional Information: Outline planning permission has previously been granted (now lapsed) for a dwelling to the rear of the property. Further information is available if required.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - F £3217.84 (2024/25).



Directions: From Thornton centre, proceed inland over the railway tracks and the property is on the left hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Station Road

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