



25 Coronation Road,
Thornton-Cleveleys, FY5 1DQ

£105,000

Stunning, spacious two bedroom maisonette recently refurbished throughout. Located in the centre of Cleveleys, and just 120yards from the Promenade!!

This property benefits from being fully refurbished throughout, and is now ready to be moved straight into. Fantastic, cost effective alternative to a house, and would make a great first time buy, buy to let investment or holiday home! The ground floor offers two well proportioned bedrooms and a bathroom, whilst upstairs you will find a huge lounge, dining room and beautiful breakfast kitchen. To the rear of the property is a private parking space which leads to you the private entrance.

Sold with NO CHAIN!!

- Recently refurbished throughout
- Spacious accommodation
- Generous lounge ; Dining room
- Private entrance • Two bedrooms
- Off street parking
- Located in the centre of Cleveleys
- Just 120yards from the SEA FRONT • NO CHAIN

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McDonald
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Private Entrance:

Hal:

Bedroom 1: 15'5" x 9'2" (4.70 m x 2.79 m) UPVC double glazed window, Electric heater.

Bedroom 2: 12'0" x 10'7" (3.66 m x 3.23 m) Two UPVC double glazed windows, Electric storage heater.

Bathroom: Modern three piece bathroom suite comprising; Panelled bath with overhead shower, Vanity wash basin, Low flush WC, Tiled walls, Two UPVC double glazed windows, Towel heater radiator.

First Floor:

Landing:

Lounge: 19'5" x 10'2" (5.92 m x 3.10 m) Three UPVC double glazed windows to three aspects, Electric storage heater.

Dining Room: 10'2" x 10'1" (3.10 m x 3.07 m) UPVC double glazed patio doors, UPVC double glazed window, Electric storage heater.

Kitchen: 12'6" x 10'2" (3.81 m x 3.10 m) Stunning fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated electric hob with extractor, Integrated oven, Plumbed for washing machine, Breakfast bar, Two UPVC double glazed windows, Electric heater

Outside:

Front: Concreted forecourt garden.

Rear: Concreted providing off street parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1485.15 (2024/25)

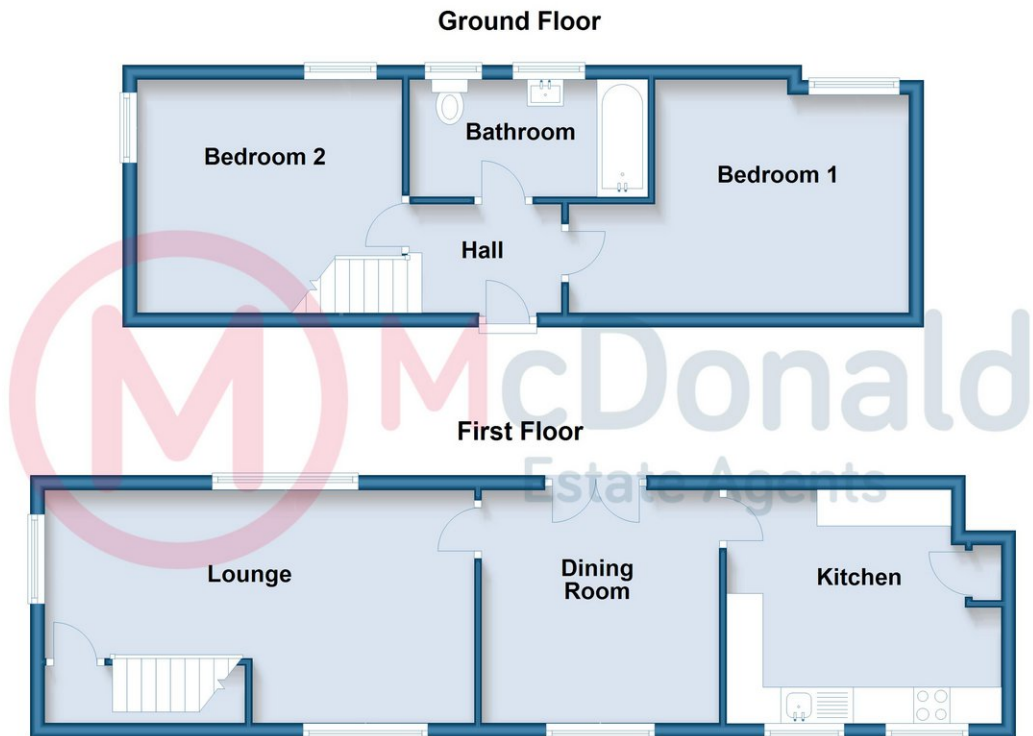


Directions: Take Queen's Promenade heading north, at the traffic lights with Wilvere Road, turn left onto Prince's Way, after passing Anchorsholme Park turn fourth right into Coronation Road.

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		73
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

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