



126 Lawsons Road,
Thornton-cleveleys, FY5 4PW

£310,000

***** SIMPLY STUNNING DETACHED HOME WITH
GENEROUS PLOT *****

This detached residence has been tastefully REFURBISHED with a fresh contemporary décor throughout and is **SIMPLY STUNNING !**

Standing on a generous plot with long **IMPOSING** front garden and driveway providing **AMPLE PARKING**, complimented by the **DOUBLE GARAGE**.

In brief; a lounge, **STYLISH** open plan dining kitchen and additional reception area, **LARGE** living room to the rear, separate **UTILTY** and **WC**.

To the first floor are **THREE** double bedrooms, a **MODERN** family bathroom and additional **EN-SUITE** to the Master bedroom.

A rare opportunity... call the McDonald Team now to book your viewing.

- Three **DOUBLE** bedrooms
- Modern Bathroom
- **EN-SUITE** to master

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- **THREE** reception areas
- **STYLISH** integrated kitchen
- **Separate UTILITY** and WC
- **LARGE** plot
- **AMPLE** parking
- **DOUBLE** garage.



Ground Floor:

Hallway: Spacious reception hall, Understairs store with UPVC double glazed window.

Lounge: 15'4" x 13'0" (4.67 m x 3.96 m) Decorative open fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 21'5" x 15'9" (6.53 m x 4.80 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Free standing island with integrated hob and built in extractor, Additional integrated appliances to include; dual oven, fridge, freezer and dishwasher. Colour coordinated sink, Feature fireplace with solid fuel open grate, Three UPVC double glazed windows, Two radiators. Open archway to:-

Living Room: 21'10" x 13'8" (6.65 m x 4.17 m) Wood effect laminate flooring, Three UPVC double glazed windows and patio doors to rear garden, Two radiators.

Utility Room: Fitted wall and base cupboards, Concealed combi gas central heating boiler, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed rear door.

Ground Floor WC: Low flush WC, Vanity wash basin, Wood effect laminate flooring, Heated towel rail/radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'6" x 13'1" (4.72 m x 3.99 m) UPVC double glazed bay window, Radiator.

En-Suite: Comprising; Tiled shower cubicle, 'his and hers' vanity wash basins, Low flush WC, Part tiled walls, Tiled floor, Heated towel rail/radiator.

Bedroom 2: 13'0" x 11'9" (3.96 m x 3.58 m) Decorative fire surround, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 9'5" x 7'10" (2.87 m x 2.39 m) Picture rail, UPVC double glazed window, Radiator.



Bathroom: () Beautiful three piece bathroom comprising; 'P' shaped combination bath and shower with overhead 'rain forest' shower plus body shower and screen, Low flush WC, Vanity wash basin, Part tiled walls, Decorative tiled floor, Two UPVC double glazed windows.



Outside:

Front: Long, imposing front gardens, Lawned with flowerbeds to border with established hedgerow.

Rear: Lawned, Two paved patio areas.

Double/Garage: Up and over doors, Ample additional parking to extensive tarmac driveway.

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 - E £2722.78 (2024/25)



Directions: From Thornton centre, proceed north along Lawsons Road. No. 126 is some way along on the right 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		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Lawsons Road

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