



11 Burns Avenue, Thornton-Cleveleys,
FY52SZ

£230,000

This Semi Detached True Bungalow is a credit to the current owners and offers a simply BEAUTIFUL standard of living throughout every inch of the immaculately presented accommodation - Show home living, sold with NO ONWARD CHAIN... NEEDS TO BE SEEN

- Lounge
- Modern Dining kitchen
- Modern style Shower room
- Two double Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - around 60' Southerly facing to the rear
- Garage & Drive

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1948.



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Vestibule: UPVC double glazed door.

Hall: Meter cupboard, Loft access, Radiator.

Lounge: 17'10" x 11'7" (5.44 m x 3.53 m) TV point, UPVC double glazed patio doors, Radiator.

Dining Kitchen: 14'10" x 8'4" (4.52 m x 2.54 m) Superb modern fitted wall and base cupboard units with complementary roll edge work tops, Split level oven and hob with extractor hood, Integrated fridge freezer, microwave, washer and dryer, Recessed lighting, UPVC double glazed window and door, Radiator.

Bedroom 1: 13'6" x 11'7" (4.11 m x 3.53 m) Modern fitted mirror front wardrobe, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 10'7" (3.66 m x 3.23 m) Coved ceiling, Built in wardrobe, UPVC double glazed window, Radiator.

Shower Room: Stunning modern three piece suite comprising; Walk-in shower, Pedestal wash basin, Low flush WC, Tiled walls and floor. Recessed lighting, UPVC double glazed window, Towel heater and radiator.

Parking: Detached concrete sectional garage, Access via private drive.

Outside:

Front: Paved with inset borders.

Rear: Over 60' in length, A beautifully landscaped rear garden laid to paving with gravel areas and numerous plants and shrubs, Timber summerhouse.

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 - C £2024.00 (2024/25).



Directions: From Thornton centre, proceed West along Victoria Road, continue through the traffic lights and after passing the Sports Centre take the first right into Meadows Avenue. At the end of the road turn right into Linden Avenue, and finally second right into Burns Avenue.

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		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Burns Avenue

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