



30 Stoneway Road,
Thornton-Cleveleys, FY5 3AU

£184,950

A lovely, cosy, **DETACHED True Bungalow** located in a thoroughly convenient residential area only around 300m from Victoria Road and all its amenities. The property is ready to walk into, whilst still offering loads of potential to really make your own mark.

- Lounge
- Kitchen
- Two double Bedrooms
- Modern Shower room
- UPVC Double glazing
- Gas central heating
- Gardens front and rear
- Garage



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Hall: Meter cupboard, Loft access, UPVC double glazed window and door.

Lounge: 16'10" x 11'10" (5.13 m x 3.61 m) Tiled fireplace, Coved ceiling, TV point, UPVC double glazed windows, Radiator.

Kitchen: 11'9" x 9'9" (3.58 m x 2.97 m) Wall and base cupboard units with complementary roll edge worktops, split level oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

Bedroom 1: 13'10" x 11'10" (4.22 m x 3.61 m) A range of fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 10'0" (3.30 m x 3.05 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Modern style three piece shower room comprising; Walk in shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed windows, Towel heater radiator.



Outside:

Front:

Rear: Approximately 45' in length, A combination of concrete and paved areas with established trees and shrubs and a covered seating area.

Parking: Detached concrete sectional garage and private drive.



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 £2126.41 (2025/26)

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Directions: From our office on Red Bank Road travel inland, at the roundabout take the first exit into Devonshire Road. At the traffic lights turn right into Warren Drive, and third left into North Drive. Take the last turning on the right before the traffic lights into Meadowcroft, then first right again into Stoneway 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		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

Stoneway

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