



56 Palatine Road, Thornton-Cleveleys,
FY5 1EY

£134,950

Located in a really convenient spot just around 500m from the Seafront, and 800m from Cleveleys town centre, this three Bedroom Semi offers well proportioned accommodation, to include a Through Lounge over 27' in length. An absolutely perfect First Time Buy, sold with NO ONWARD CHAIN.

- Through Lounge - over 27' in length
- Kitchen
- Three Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Garage space

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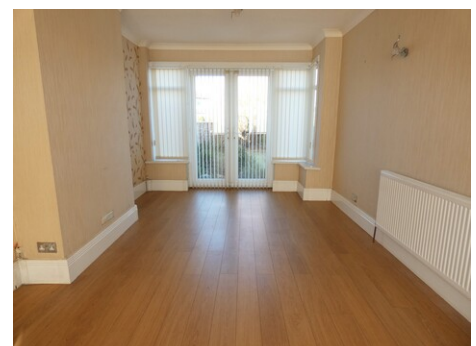
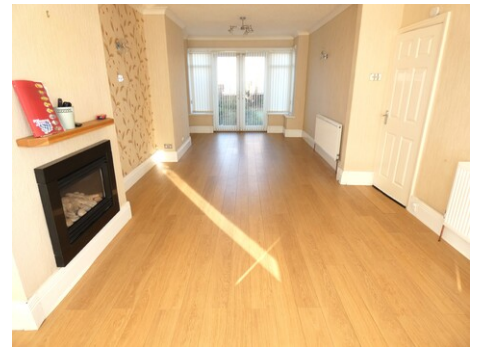
McDonald
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Vestibule: UPVC double glazed doors.

Hall: Coved ceiling, Understairs storage, Wood effect laminate flooring, Radiator.

Through Lounge: 27'6" x 12'0" (8.38 m x 3.66 m) Coved ceiling, Wood effect laminate flooring, TV point, UPVC double glazed windows and patio doors, Radiator.

Kitchen: 12'5" x 7'5" (3.78 m x 2.26 m) Wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, One and a half bowl sink with mixer tap, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window and door, Vertical radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 13'10" x 11'4" (4.22 m x 3.45 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'7" x 10'6" (4.14 m x 3.20 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 7'0" (2.21 m x 2.13 m) UPVC double glazed window, Radiator.

Bathroom: A spacious four piece bathroom comprising; Corner bath, Step in shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Loft access, Two UPVC double glazed windows, Towel heater radiator.

Outside:

Front: Artificial lawn and flowerbeds.

Rear: A combination of artificial lawn and concrete patio with established trees and shrubs.

Parking: Private drive and garage space.

Heating: Gas central heating (NOT TESTED).

Gas: Gas tested 25th November 2024. (Gas safety Record available to view in the office).

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

Council Tax: Band - B £1,816.89 (2025/26)



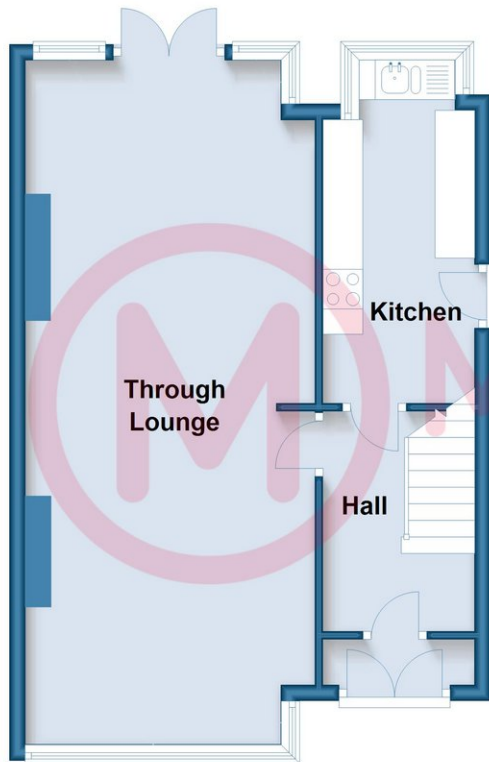
Directions: From Cleveleys town centre proceed North along Rossall Road, at the second mini-roundabout turn left into Manor Drive and finally first right into Palatine Road.

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.

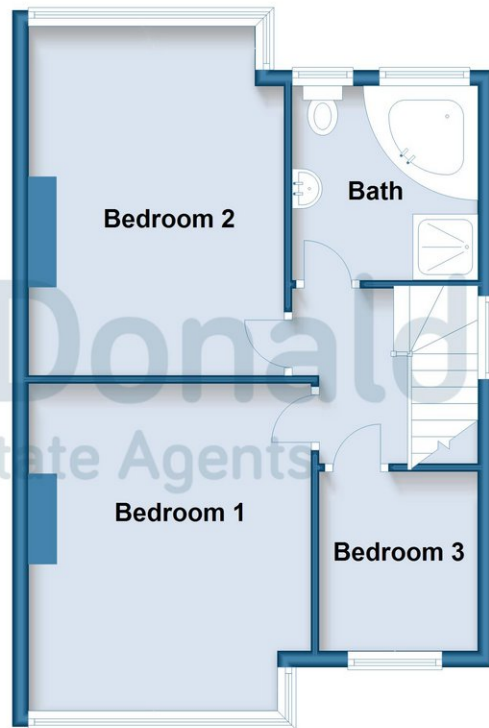
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Palatine Road

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