



135 Luton Road, Anchorsholme,  
Thornton-Cleveleys, FY5 3RT

**£149,950**

This Semi Detached Home has been **EXTENDED** across the rear elevation to create a thoroughly versatile living space.

The property has been lovingly cared for and is ready to walk into, whilst still offering that blank canvas for you to make your own. Sold with **NO ONWARD CHAIN**.

- Open plan Reception area - over 32'
- Kitchen
- Three Bedrooms
- Wet room
- UPVC double glazing
- Gas central heating
- Gardens
- Garage



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**Porch:** UPVC double glazed windows and door.

**Hall:** Meter cupboard, Wood effect laminate flooring.

**Open Plan Reception Area:** 32'4" x 10'10" (9.86 m x 3.30 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed bay window, UPVC double glazed patio doors, Radiator.

**Kitchen:** 8'7" x 8'6" (2.62 m x 2.59 m) Wall and base cupboard units with complementary roll edge worktops, Gas cooker point with extractor, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed window.

**Rear Vestibule:** Wood effect laminate flooring, UPVC double glazed door.

#### **First Floor:**

**Bedroom 1:** 11'3" x 10'3" (3.43 m x 3.12 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 10'3" x 8'4" (3.12 m x 2.54 m) Built in wardrobe, Built in airing cupboard, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'5" x 7'5" (2.26 m x 2.26 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Shower Room:** 'Wet Room' style comprising; Shower area, Pedestal wash basin, Low flush WC, Radiator.

#### **Outside:**

**Front:** Paving and established trees.

**Rear:** Mainly paved with concrete patio area.

**Parking:** Concrete sectional garage with a 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 - B £1860.61 (2025/26)





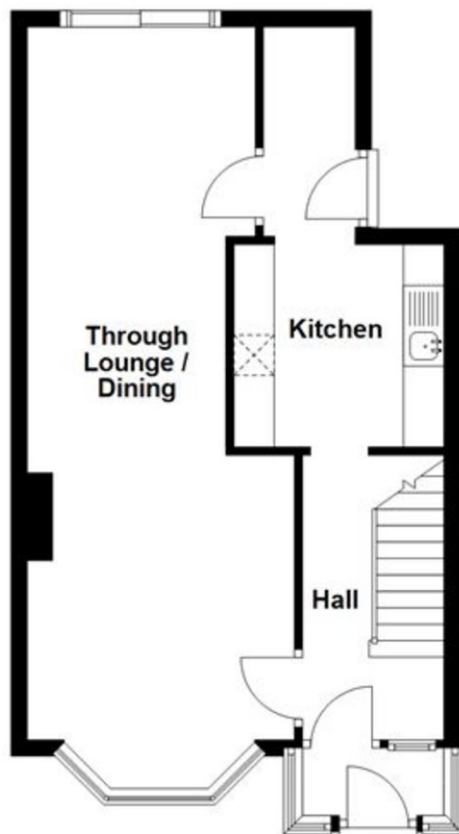
**Directions:** Take Red Bank Road and proceed inland, at the roundabout turn left into Devonshire Road, continue along and at the traffic lights turn right into Warren Drive. Take the fourth left into North Drive, and finally fourth right into Luton Road.

**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.

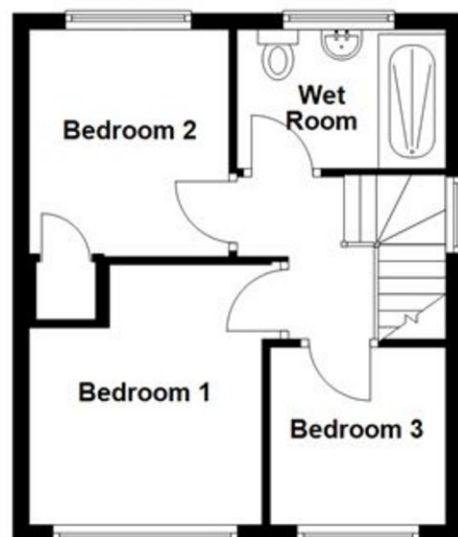
### Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



### First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

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