



10 Beech Drive, Thornton-Cleveleys,
FY5 4GN

£214,950

Possibly the most meticulously finished property we have marketed ? ...This modern style Semi has been **TRANSFORMED** as a labour of love by the current owner with an eye for detail rarely, if ever, seen at this price point. Superlatives do not do justice, you really need to see for yourself !

- Lounge
- Dining Kitchen
- Ground floor WC
- Three Bedrooms - en-suite to master.
- UPVC double glazing; Gas central heating
- BEAUTIFUL mature rear Garden
- Parking.
- Overlooking parkland to front
- Solar panels front and rear



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Hall: Double glazed door, Radiator.

WC: Low flush WC, Wash basin, Radiator.

Lounge: 16'8" x 11'6" (5.08 m x 3.51 m) Fantastic feature media wall, with a recessed remote control LED fire, TV point, UPVC double glazed bay window, Radiator.

Inner Hall: Staircase to first floor

Dining Kitchen: 15'6" x 10'9" (4.72 m x 3.28 m) Modern style wall and base units with co-ordinating work surfaces, Built in oven and hob with extractor hood, Integrated washing machine, Single drainer stainless steel sink with mixer tap, UPVC double glazed window and French Doors to the rear Garden, Radiator.

First Floor:

Landing: Built in storage cupboard, Loft access

Bedroom 1: 10'8" x 9'4" (3.25 m x 2.84 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

En-Suite: Comprising :- Step in shower , Pedestal wash basin and Low flush WC, Extractor fan, Part tiled walls, UPVC double glazed window, Towel heater radiator.

Bedroom 2: 10'7" x 8'0" (3.23 m x 2.44 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'5" x 7'0" (2.26 m x 2.13 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising :- Panelled bath, Pedestal wash basin, and Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Low maintenance front Garden.

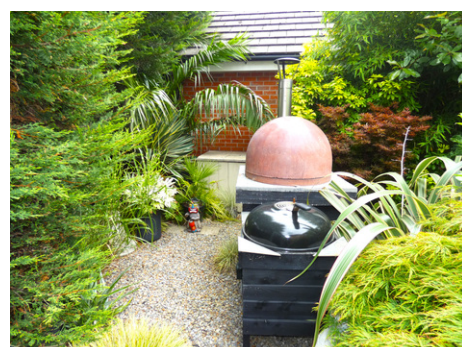
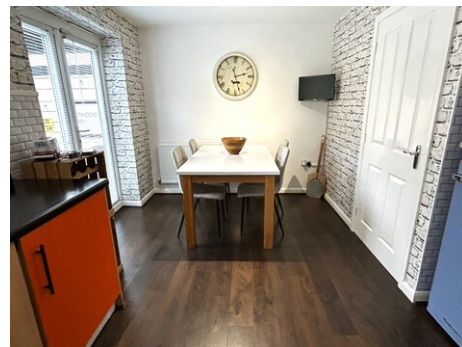
Rear: An absolutely gorgeous rear Garden filled with an array of established plants and shrubs, and cleverly designed with a cooking area and a covered entertaining/relaxing spot.

Parking: Double width driveway to the front.

Heating: Gas central heating. There are Solar panels to both the front (fitted 2023) and rear (fitted 2024)

Tenure: We have been informed that the property is leasehold with a ground rent of £200 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2076.44 (2025/26)

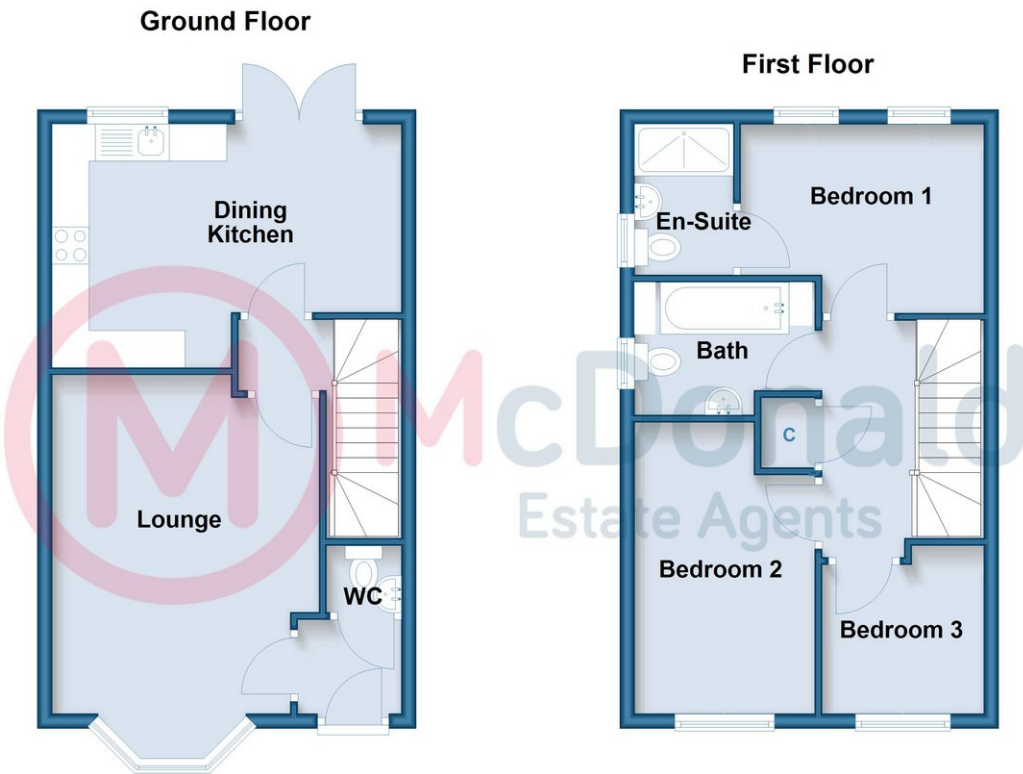


Directions: From Thornton centre proceed West and at the traffic light junction turn right into Fleetwood Road North. Continue for around a mile, and at the traffic lights turn right into Bourne Road. Beech Drive is the third road on the left

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	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Beech Drive

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