



4 Keats Close, Thornton-Cleveleys,
FY5 2SA

£230,000

A lovely Detached True Bungalow tucked away in a cul-de-sac in the 'Poets Corner' area of Thornton. With a Lounge over 17' in length, Dining Kitchen, two Bedrooms and a Conservatory, the property also occupies a nicely proportioned plot, and is sold with NO ONWARD CHAIN.

- Lounge- over 17'
- Dining Kitchen
- Conservatory
- Two Bedrooms
- Wet Room
- Gardens
- Garage and private driveway



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk




Award winning property sales since 1948.



Entrance Hall: Coved ceiling, Wood effect laminate flooring, UPVC double glazed door, Radiator.

Dining Kitchen: 15'3" x 10'6" (4.65 m x 3.20 m) Fitted wall and base units with complementary work surfaces, Sink unit with drainer, Integrated oven and hob with extractor fan, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

Lounge: 17'8" x 10'8" (5.38 m x 3.25 m) Fireplace, Wood effect laminate flooring, TV point, UPVC double glazed windows, Radiator.

Inner Hall: Storage cupboard, Loft access.

Bedroom 1: 11'8" x 10'10" (3.56 m x 3.30 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'6" x 9'8" (3.20 m x 2.95 m) TV point, UPVC double glazed patio doors to conservatory, Radiator.

Conservatory: 10'5" x 9'7" (3.17 m x 2.92 m) Wood effect laminate flooring, UPVC double glazed windows and doors, Radiator.

Wet Room: Shower area, Integrated low flush WC and vanity wash basin, Tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to lawn and block paving with established hedging.

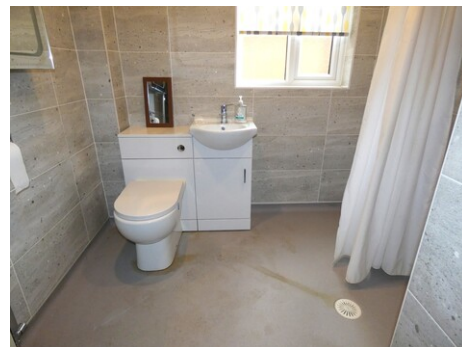
Rear: Mainly laid to lawn with a paved patio area and established trees.

Parking: Brick garage with an up and over door and private driveway.

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 £2076.44 (2025/26)

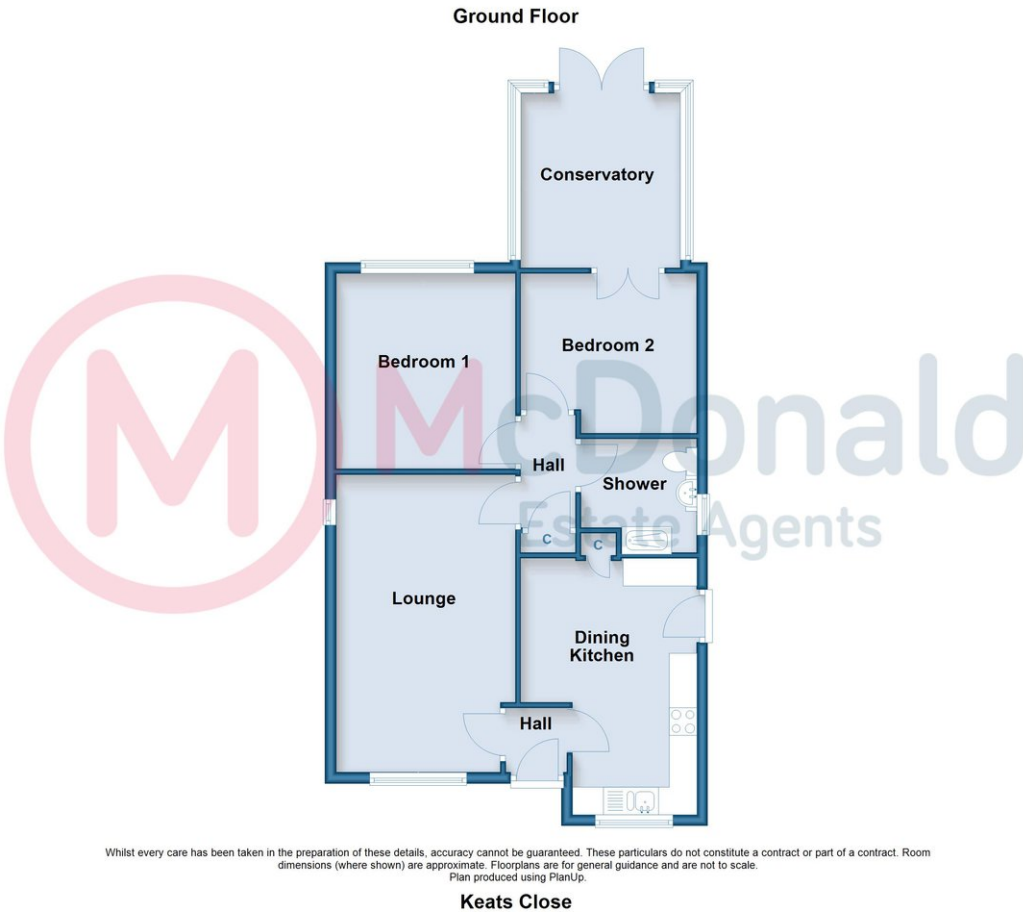


Directions: Take Victoria Road West to the main roundabout at Amounderness Way and cross over onto Victoria Road East, take the first left onto Meadows Avenue, take the second right into Wordsworth Avenue and finally second right into Keats Close.

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		78
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

