



21 Rockville Avenue, Anchorsholme,
Thornton-Cleveleys, FY5 3SG

£174,950

This Semi Detached True Bungalow has been lovingly cared for, offering **BEAUTIFULLY** presented accommodation throughout and also boasts a lovely rear Garden which is around 60' in length. A super example sold with **NO ONWARD CHAIN**.

- Lounge
- Kitchen
- Two Bedrooms
- Wet room style Shower room
- Sun Lounge
- UPVC Double glazing; Gas central heating
- Gardens- around 60' to the rear
- Parking

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1948.



McDonald

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Porch: UPVC double glazed windows and doors.

Hall: Meter cupboard, Loft hatch, Radiator.

Lounge: 16'2" x 12'2" (4.93 m x 3.71 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Kitchen: 13'1" x 8'0" (3.99 m x 2.44 m) Fitted wall and base cupboard units with complementary worktops, Integrated oven and hob with extractor over, One and a half bowl sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed window.

Sun Lounge: 14'0" x 5'4" (4.27 m x 1.63 m) Double glazed windows and door.

Bedroom 1: 14'2" x 9'9" (4.32 m x 2.97 m) UPVC double glazed patio doors to rear garden, Radiator.

Bedroom 2: 13'0" x 11'2" (3.96 m x 3.40 m) UPVC double glazed bay window, Radiator.

Shower Room: 'Wet room' style comprising; Shower area, Pedestal wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to lawn.

Rear: over 60' in length, Lawn area, Patio and decked areas, Shrubs to borders.

Parking: Off street parking to the front, There is also a concrete sectional garage with light and power (limited access).

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)



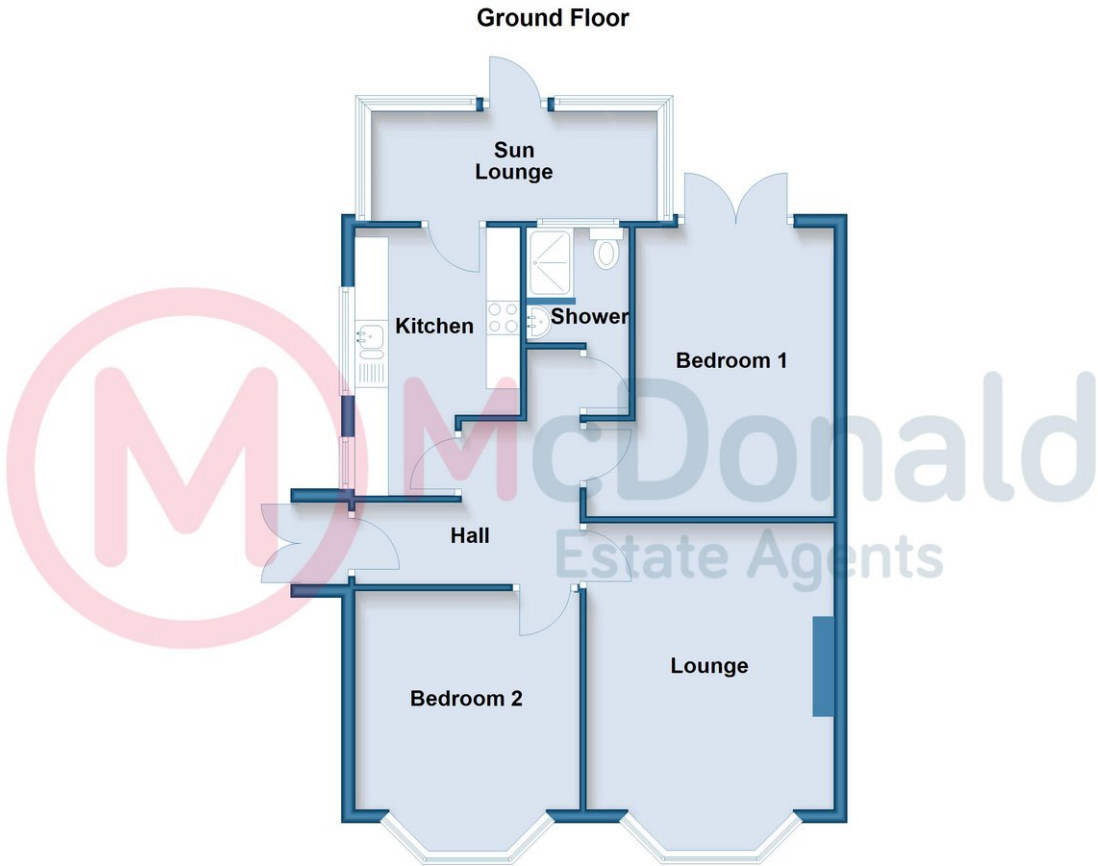
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Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road, continue along and at the traffic lights turn right into Warren Drive. Take the fifth turning on the left into Sevenoakes Drive. Turn second left into Epsom Drive, Rockville is the first 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		86
(69-80) C	74	
(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.

Rockville Avenue

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