



23 Lancaster Avenue,  
Thornton-Cleveleys, FY5 4NN

**£127,000**

**A three Bedroom Semi situated just off Lawsons Road in the ever popular Thornton. Ready to walk into yet still offering loads of potential for improvement, and boasting a Westerly facing rear Garden which is over 40' in length, 23 would make a great first time buy and is sold with NO ONWARD CHAIN.**

- Lounge
- Dining Kitchen
- Bathroom
- Three Bedrooms
- Virtual full double glazing
- Electric heating
- Gardens - Westerly facing rear
- Off street Parking



**McDonald**  
Estate Agents

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**Hall:** Meter cupboard, Electric storage heater, UPVC double glazed window and door.

**Lounge:** 14'9" x 13'0" (4.50 m x 3.96 m) Fireplace, TV point, UPVC double glazed window, Electric storage heater.

**Dining Kitchen:** 13'0" x 8'6" (3.96 m x 2.59 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Plumbed for washing machine, Electric cooker point, UPVC double glazed windows and door.

**Bathroom:** Three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Built in airing cupboard, Tiled walls, UPVC double glazed window.

#### **First Floor:**

**Landing:** Loft access.

**Bedroom 1:** 14'10" x 10'3" (4.52 m x 3.12 m) TV point, Two UPVC double glazed windows, Electric storage heater.

**Bedroom 2:** 11'10" x 10'0" (3.61 m x 3.05 m) UPVC double glazed window.

**Bedroom 3:** 8'8" x 7'9" (2.64 m x 2.36 m) UPVC double glazed window.

#### **Outside:**

**Front:** Mainly gravelled.

**Rear:** Westerly facing over 40' in length, Laid to lawn with a paved patio, Established trees and shrubs.

**Parking:** Off street parking to the front.

**Heating:** Electric storage 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 - £1816.89 (2025/26)

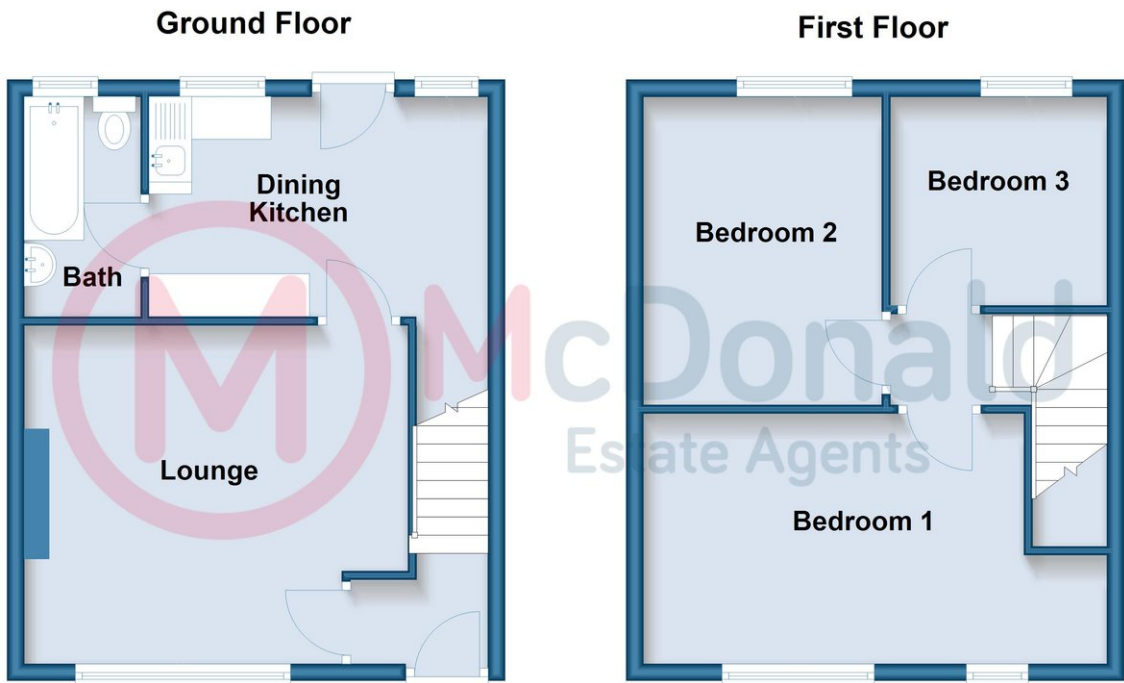


**Directions:** From Thornton Village centre, proceed directly north along Lawsons Road. Lancaster Avenue is the third turning on the left.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Lancaster Avenue

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