



**42 Clovelly Avenue, Norbreck,
Thornton-Cleveleys, FY5 1RU**

£225,000

A 'ready to walk into' Semi Detached family sized home, with really nicely proportioned accommodation - to include a fantastic rear Annexe, stunning modern Kitchen and Bathroom facilities and a magnificent Westerly facing rear garden which is the best part of 100' in length. Perfectly positioned in an ever popular residential spot just 0.4 miles from Queen's Promenade and offering convenient access to both Cleveleys and Bispham. Needs to be seen.

- Two separate Reception rooms
- Superb modern Kitchen
- Annexe - over 30' in length
- Three Bedrooms
- Stunning modern four piece Bathroom
- UPVC double glazing; Gas central heating
- Gardens- Over 90' Westerly facing rear
- Off street Parking

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Hall: Laminate flooring, Coved ceiling, UPVC double glazed door and window.

Lounge: 17'11" x 11'3" (5.46 m x 3.43 m) Feature fireplace with inset living flame gas fire, coved ceiling, UPVC double glazed window, Radiator.

Dining Room: 12'0" x 12'4" (3.66 m x 3.76 m) Coved ceiling, Laminate flooring, UPVC double glazed bi-folding doors to garden.

Kitchen: 20'1" x 7'1" (6.12 m x 2.16 m) Modern fitted wall and base units, Ceramic sink with mixer tap, Integrated double oven and gas hob with extractor hood, Part tiled walls, UPVC double glazed window.

Annex Main Room: 25'8" x 12'3" (7.82 m x 3.73 m) Stainless steel sink unit, Plumbed for washing machine, Laminate flooring, Two UPVC double glazed windows, UPVC double glazed doors.

Utility Room: 10'10" x 8'3" (3.30 m x 2.51 m) UPVC double glazed window.

WC: Low flush WC, UPVC double glazed window, Laminate flooring.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'3" x 11'3" (3.73 m x 3.43 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'2" x 11'3" (3.71 m x 3.43 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'4" x 6'7" (2.24 m x 2.01 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom suite comprising; 'Spa bath', Shower cubicle, WC, Vanity wash basin, Loft access, UPVC double glazed windows, Vertical radiator.

Outside:

Front: Mainly block paved

Rear: Approximately 90' in length, With lawn and decking areas, Gravel area, Shed, Planted borders.

Parking: Off street parking to the front.

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 £2126.41 (2025/26)



Directions: Take Red Bank Road and proceed inland to the roundabout, take the first exit into Devonshire Road, continue along and take the third turning on your left into Guildford Avenue. Clovelly Avenue is the second turning on your right.

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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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