



2 Bedroom Mid Terraced House located in Thornton/Cleveleys .

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29 Butts Road , Thornton/Cleveleys , Lancashire , FY5 4HX



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£94,950

Welcome to 29 Butts Road, Thornton/Cleveleys situated within a close proximity to Poolfoot Farm Sport & Leisure Complex. This mid terraced home would make an ideal first time buy or buy to let opportunity achieving a rental yield of approx 8%. With lounge, fitted breakfast kitchen, two bedrooms and bathroom suite. Benefiting from GCH and fully double glazing throughout. Rear yard offering views overlooking Fleetwood Town F.C's training ground.

NO CHAIN DELAY

FULL DESCRIPTION

ENTRANCE

Entering through uPVC double glazed door into the entrance hallway. Carpeted stairs with hand rail leading to the first floor with loft access.

LOUNGE

13' 10" x 10' 8" (4.22m x 3.25m)

uPVC double glazed window to the front, carpeted flooring, meter cupboard, radiator and ceiling light.

BREAKFAST KITCHEN

10' 8" x 13' 10" (3.25m x 4.22m)

With a range of wall and base unit, integral fridge and freezer, eye level oven/grill, electric hob with extractor hood over, stainless steel sink and drainer unit with mixer tap. Wall mounted 'Baxi' combi boiler housed in cupboard, plumbing for a washing machine, lino flooring, two uPVC double glazed windows and a uPVC double glazed door leading to the rear.

BEDROOM ONE

14' 0" x 10' 9" (4.27m x 3.28m)

uPVC double glazed window to the front, carpeted flooring, radiator and ceiling light

BEDROOM TWO

10' 9" x 7' 4" (3.28m x 2.24m)

uPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m)

Bath with mixer tap and shower over, wash hand basin housed in vanity unit, low flush w/c, uPVC double glazed obscure window to the rear, radiator, lino flooring and ceiling light.

REAR

Walled with paved area and gated access to the rear.





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FLOORPLAN



DIRECTIONS

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