



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £279,000 Freehold

Love Homes are delighted to present this beautifully renovated three bedroom semi-detached family home, located on Thornbank Drive, Catterall. Perfect for growing families with close proximity to a range of local amenities, and both primary and secondary schools just a short distance away.

- Semi-detached family home
- Modern three bedroom home
- Close proximity to local amenities
- Fantastic transport links
- Walk in Condition

As you enter the home through a stylish composite front door, you're welcomed by a spacious and inviting hallway with easy access to the upstairs. The neutral décor sets a calming tone, while the oak doors add a touch of warmth to the space. Plush carpet underfoot guides you through the home. To your right, you'll find a convenient storage room—perfect for keeping your home tidy and clutter-free. This cupboard also houses the boiler.

Continuing down the hallway, you'll find the spacious lounge to your right. A large bay window allows natural light to flood the room, creating a bright and airy atmosphere. At the heart of the living room is a coal effect gas fire, serving as a cosy and inviting focal point. With ample space for furniture, and flexibility for a home office or play area, this versatile room can be easily adapted to suit your lifestyle. Double glazed oak doors lead to your kitchen diner. Beautifully designed with plush carpet underfoot and soft neutral walls, it offers a warm and relaxing space to unwind.

Situated at the rear of the home is the extended kitchen-diner, which opens onto the garden patio through glazed double UPVC doors—perfect for entertaining family and friends. The kitchen boasts a range of oak wall and base units, complemented by a Rangemaster cooker with gas hob and extractor fan, an integrated dishwasher, and space for both a washing machine and a fridge freezer. A large window above the sink overlooks the rear garden, filling the room with natural light. Including a convenient under-stairs storage cupboard, along with a practical UPVC door providing access to the side of the property. Complete with quality flooring and granite worktops, this spacious area comfortably accommodates a large dining table, making it the ideal functional hub for family life.

As you ascend the stairs, a window enhances the light and bright atmosphere, creating an airy feel throughout. The landing, featuring soft plush carpet underfoot, offers access to each room on the first floor. It also provides convenient access to the loft, making this space both functional and welcoming.

The spacious master bedroom offers ample room for a large bed and additional furniture to suit your needs. A generous window overlooks the front of the property, allowing plenty of natural light to fill the space. For added convenience, the room also features a built-in storage cupboard, perfect for keeping the area tidy and organised.

The second bedroom features a large window overlooking the rear of the property, allowing natural light to flood the room. With ample space for a large bed and furniture, this room provides a comfortable and welcoming setting, making it ideal for additional family members or guests. Its bright and airy atmosphere ensures a relaxing environment for any occupant.

The third bedroom overlooks the front of the property and features neutral décor with plush carpet underfoot. This versatile space includes integrated storage and can easily function as a bedroom, dressing room, or home office—adapting seamlessly to your needs and preferences.

The spacious and stylish family bathroom boasts floor-to-ceiling tiling and a matching tiled floor—both practical for easy cleaning and adding a sleek, modern touch. A large frosted window allows natural light to filter in, complemented by sunken spotlights for added illumination. The room is well-equipped with a heated towel rail, illuminated mirror, wash basin, WC, and a generous walk-in dual shower. Thoughtfully designed, this bathroom offers a relaxing retreat—perfect for unwinding and washing the day away.

Externally, the property offers ample driveway parking for multiple vehicles. The extended garage, complete with multiple windows and electricity, adds further versatility—ideal for additional storage, a workshop, or a hobby space.

The well-maintained garden features both a patio and a lawn area, providing a versatile outdoor space. The garden is easily maintainable and an ideal setting for children to play, as well as for hosting summer BBQs with family and friends.

Please note that the flat roofs have been recently replaced. The kitchen extension roof has been insulated and finished with a durable rubber covering, while the dormer features a fibreglass roof. The property also benefits from owned outright solar panels, offering improved energy efficiency and long-term savings.

Do not miss this opportunity - Call 01995 213101 to book your viewing today!

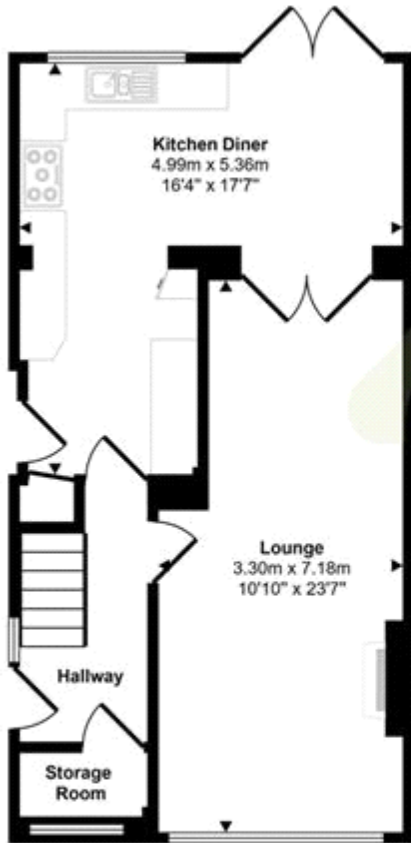
Council Tax Band: C (Wyre Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



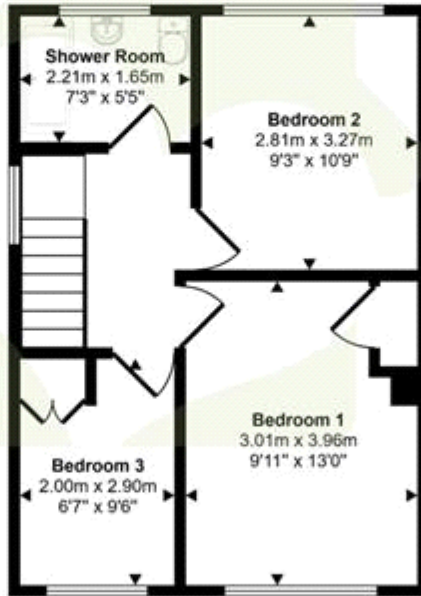




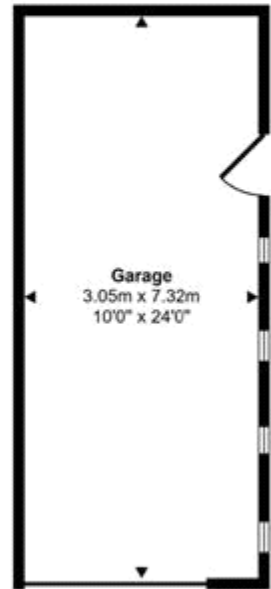
Approx Gross Internal Area
111 sq m / 1193 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft




First Floor
Approx 38 sq m / 410 sq ft



Garage
Approx 22 sq m / 240 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		78	89
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.