



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Fleetwood Road North, Thornton-Cleveleys | Price £259,000  
Call us today on 01253 362640





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACULATE DETACHED HOUSE IN A GREAT LOCATION WITH FANTASTIC OPEN PLAN LIVING & 3 DOUBLE BEDROOMS\*\*** Immaculate Detached House in a Great Location comprising Entrance Porch, Lounge, Living Room, Dining Kitchen, Conservatory, Inner Hallway, Downstairs WC, Landing, 3 Double Bedrooms, 4 Piece Bathroom, Enclosed Rear Garden, Off Road Parking for Several Vehicles, Garage/Play Room, Council Tax Band D

Entrance Porch  
Composite door to side, double glazed windows to front

Lounge  
10'5 x 22'4  
Double glazed window to front, wooden flooring with under floor heating, wood burning stove

Living Room  
13'0 x 11'4  
Double glazed window to front, wooden flooring with under floor heating, wood burning stove

Kitchen  
15'3 x 10'0  
Fitted with a matching range of base and wall units with round edge worktops, range cooker with extractor hood over

Conservatory  
12'2 x 11'5  
Constructed with half height walls, wooden laminate flooring, double glazed windows to side and rear, double glazed double doors to side

Inner Hallway

Low level WC  
Low level wc, tiled walls

Landing  
Double glazed window to rear

Bedroom 1  
10'0 x 11'6  
Double glazed window to front, radiator, store cupboard with steps to the loft, boarded & insulated

Bedroom 2  
10'3 x 11'6  
Double glazed window to front, radiator

Bedroom 3  
8'10 x 10'0  
Double glazed window to rear, radiator, set up as a walk in wardrobe

Bathroom  
9'11 x 6'0  
Fitted with a 4 piece suite comprising low level wc, panelled bath, shower enclosure, pedestal wash hand basin, radiator, tiled floor, tiled walls, double glazed window to rear

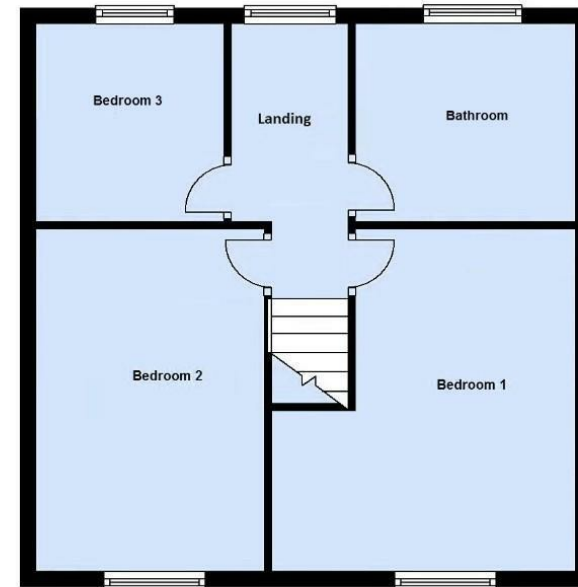
Outside  
Enclosed rear garden, paved patio, lawn, panelled fencing, off road parking to the front for several vehicles

Garage  
20'7 x 10'8  
Up & over garage door to front, wall mounted gas combination boiler, previously used as Play Room

GROUND FLOOR



FIRST FLOOR



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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