



**HUNTERS**<sup>®</sup>

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Woodland Avenue, Thornton-Cleveleys | Price £190,000  
Call us today on 01253 362640



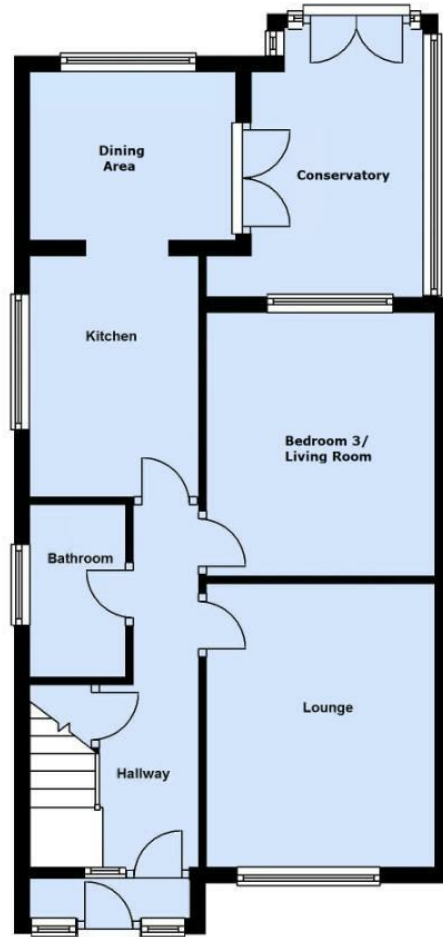
### Thinking of Selling?

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.

**\*\*WELL PRESENTED SEMI DETACHED DORMER BUNGALOW WITH NO ONWARD CHAIN, PART EXCHANGED CONSIDERED\*\*** Semi Detached Dormer Bungalow in a Great Location comprising Entrance Porch, Hallway, Lounge, Dining Kitchen, Conservatory, Downstairs Bedroom (3)/Living Room, Downstairs Bathroom, On the First Floor there are Two Further Bedrooms with an En-suite Shower Room to the Master, Enclosed Rear Garden, Part Exchanged Considered, No Onward Chain Involved, Council Tax Band C

Entrance Porch Double glazed door to front, double glazed windows	& a polycarbonate roof, double glazed double doors to rear, laminate tiled floor
Hallway Double glazed door, radiator, stairs to first floor landing with under stairs storage cupboard, feature cladding	Landing Double glazed window to side, storage cupboard
Lounge 11'11 x 15'4 Double glazed window to front, radiator, decorative cornice style ceiling, gas fire set in feature surround	Bedroom 1 11'11 x 19'4 Double glazed windows to front & rear, radiator, fitted wardrobes
Downstairs Bedroom(3)/Living Room 11'11 x 13'10 Currently used as a Second Reception Room with a double glazed window to rear, radiator, decorative cornice style ceiling, electric fire set in to chimney breast	En-suite Shower Room 5'7 x 5'5 Fitted with a 3 piece suite comprising low level wc, shower enclosure, vanity wash hand basin with storage under, double glazed window to rear, tiled walls, heated towel rail
Dining Kitchen 21'1 x 8'3 Fitted with a matching range of base and wall units with round edge worktops & matching breakfast bar, 1 & 1/2 bowl stainless steel sink with mixer taps and tiled splashbacks, plumbing for dishwasher, space for gas cooker with extractor hood over, Utility Area with plumbing for washing machine, vent for dryer, double glazed windows to side and rear, wooden laminate flooring, double glazed double doors to Conservatory	Bedroom 2 8'4 x 7'11 Double glazed window to side, radiator. wooden laminate flooring, fitted wardrobes
Downstairs Bathroom 8'6 x 5'0 Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over & glass screen, pedestal wash hand basin, double glazed window to side, tiled walls, built in storage cupboard, heated towel rail	Outside Enclosed low maintenance rear garden, paved patio, storage shed, variety of plants and shrubs
Conservatory 8'11 x 12'2 Constructed with half height walls, double glazed windows	

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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