



HUNTERS[®]
HERE TO GET *you* THERE

Penny Farthing Lane, Thornton-Cleveleys | Price £320,000
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.

****DETACHED HOUSE IN A GREAT LOCATION AT THE END OF A QUIET CUL DE SAC WITH 4 DOUBLE BEDROOMS & NO ONWARD CHAIN** Detached House in a Great Location comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Landing, 4 Double Bedrooms with Ensuite Shower Room to Master, 3 Piece Bathroom, Enclosed Rear Garden, Off Road Parking for Several Vehicles, Double Garage, No Onward Chain Involved, Council Tax Band F**

Entrance Vestibule

Double glazed double doors to side

Hallway

Double glazed window to side, stairs to first floor landing with storage under

Downstairs WC

Low level wc, pedestal wash hand basin, tiled walls, double glazed window to rear, radiator

Lounge

19'10 x 12'1

Double glazed window to front & side, gas fire in feature surround, radiator, decorative cornice style ceiling

Dining Room

12'8 x 10'5

Double glazed window to front, radiator

Kitchen

13'0 x 10'4

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, space for cooker, space for fridge freezer, double glazed sliding doors to rear

Conservatory

Constructed with half height walls, double glazed windows and polycarbonate roof, double glazed double doors to rear garden, electric heater

Utility Room

11'0 x 6'9

Base unit with stainless steel sink, floor mounted boiler, double glazed door to side, double glazed window to side

Landing

Double glazed window to rear, airing cupboard

Bedroom 1

17'2 x 12'2

Double glazed window to front, fitted wardrobes, radiator

Ensuite Shower Room

8'5 x 4'10

Fitted with a 3 piece suite comprising low level wc, shower enclosure with glass screen, pedestal wash hand basin, tiled walls, tiled floor

Bedroom 2

10'6 x 10'4

Double glazed window to rear, radiator, fitted wardrobes

Bedroom 3

12'4 x 8'5

Double glazed window to rear, radiator

Bedroom 4

10'5 x 10'1

Double glazed window to front, radiator

Bathroom

8'8 x 7'5

Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, double glazed window to side, radiator

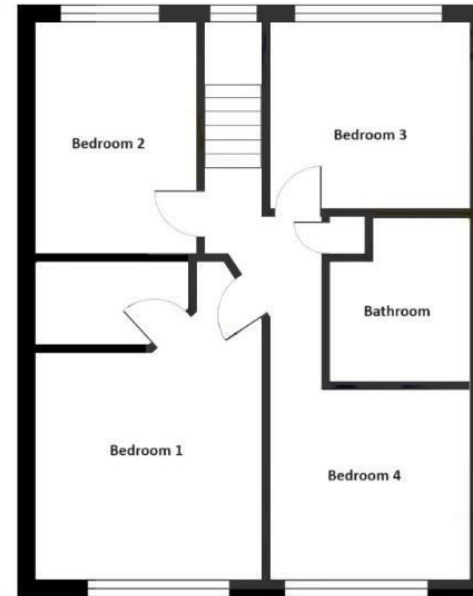
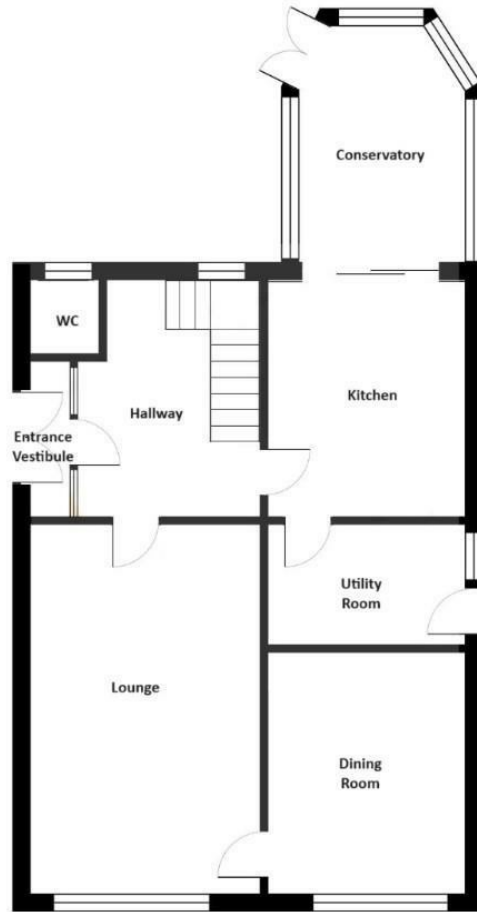
Outside

Off road parking to the front & side for several vehicles leading to garage at the rear, Enclosed mature rear garden with paved patio & lawn

Garage

17'1 x 15'8

Detached brick built double garage with up and over door to front, power and light connected, double glazed side privacy door



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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