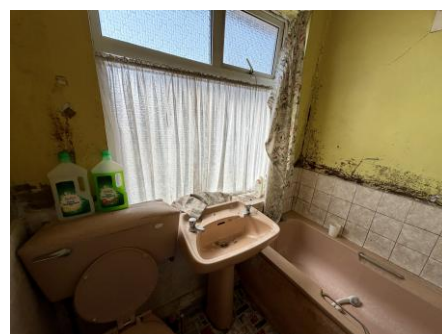


‘ EXCELLENT POTENTIAL ‘



2 ROCHFORD AVENUE THORNTON CLEVELEYS FY5 3PB

PRICE £90,000

NO CHAIN

- . SEMI DETACHED HOUSE
- . 3 BEDROOMS
- . 2 RECEPTIONS
- . GARDENS TO FRONT & REAR
- . DRIVEWAY
- . REQUIRING MODERNISATION THROUGHOUT
- . POPULAR LOCATION

DESCRIPTION A semi detached home with outstanding potential, occupying a popular residential position on Rochford Avenue, just a short distance from Cleveleys town centre and its excellent range of shops and amenities. Requiring complete modernisation throughout, this is an ideal project looking to create their perfect family home. The accommodation comprises an entrance hall, two reception rooms, kitchen, landing, three bedrooms and a bathroom with separate W.C. Outside there are gardens to the front and rear, along with a driveway providing off street parking. A fantastic opportunity to transform this property into a superb family residence.

LOCATION Proceeding from Bispham Village along Fleetwood Road towards Cleveleys and turn right at the traffic light junction into Warren Drive. At the mini roundabout left into North Drive. Turn left into Beryl Drive and right into Rochford Avenue.



2 ROCHFORD AVENUE THORNTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Electric radiator, staircase, understairs storage cupboard.

LOUNGE 11'7 X 11'0. Window.

DINING ROOM 10'7 X 9'7. Window, gas fire.

KITCHEN 7'4 x 6'4. Single bowl, single drainer, stainless steel sink unit, gas cooker point, window, door to rear.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 10'10 X 12'7. Window.

BEDROOM NO 2 10'10 X 10'10. Window.

BEDROOM NO 3 7'4 CX 5'10. Window.

BATHROOM & W.C Panelled bath, pedestal wash hand basin, W.C – low suite, window.

OUTSIDE

GARDENS TO FRONT & REAR

DRIVEWAY

TENURE Freehold.

SERVICES All mains gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- B