



Dianne Road | Thornton-Cleveleys | FY5 4EF

Offers in excess of £219,000

 **TAMARA SAMUELS**  
*The Home of Signature Properties*

Dianne Road |  
Thornton-Cleveleys | FY5 4EF  
Offers in excess of £219,000

- Beautifully presented two-bedroom bungalow.
- Two versatile reception rooms for modern living.
- Private driveway providing off-road parking for 1-2 vehicles.
- Roofing works with long warranties and insurance backed.
- Positioned within a quiet, highly desirable residential setting.
- Freehold property offering long-term security.
- Stylishly landscaped gardens with extensive Indian stone paving.
- Recently installed Stonewold tiled main roof, new porch roof, and upgraded conservatory roof.
- Gas central heating with fully serviced boiler & double glazing throughout.
- Ideally located close to Wyre Country Park, local amenities & excellent transport links.



Entrance/Porch

PVC Porch & Door with a recently constructed timber framed roof.





### Kitchen

10'4" x 14'8" (3.16m x 4.48m)

A modern kitchen fitted with solid oak cabinets, a central solid oak island with granite worktop, and a grey slate effect tiled floor. Integrated appliances include a double oven, dishwasher and pull-out larder, with a gas hob & extractor and boiler set within the main run of units. Double glazed French doors lead through to the conservatory. Finished to a good standard.

### Lounge

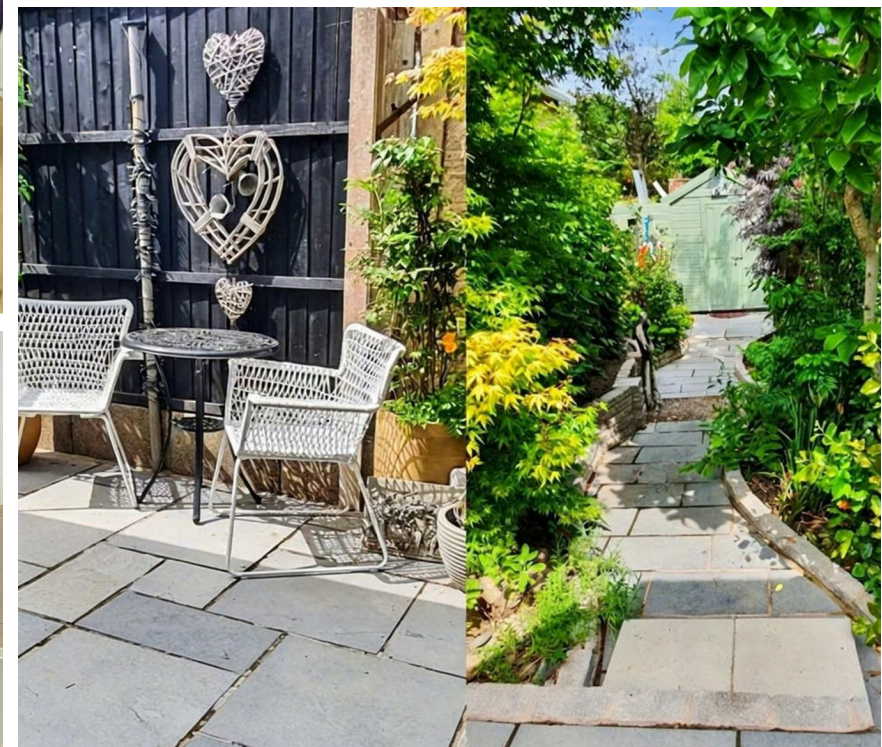
11'0" x 15'3" (3.35m x 4.64m)

A bright and well-presented reception room featuring solid oak flooring, panelled feature walls and a large double-glazed window with frosted side panels. Includes a fireplace with gas supply and a double radiator.

### Conservatory

19'5" x 8'9" (5.92m x 2.67m)

A spacious conservatory spanning the full width of the property, fully double glazed, featuring Indian stone tiled flooring, and a flat roof, newly re-covered with Restec Flexitec with a 20 year guarantee. Heated via a central heating radiator, creating a comfortable additional reception room. Accessed from the kitchen via French doors and opening out to the rear garden through further French doors.



### Master Bedroom

12'3" x 11'5" (3.74m x 3.48m)

A good-sized double bedroom with a light grey laminate floor, panelled walls which is well maintained and neatly presented, offering a good level of space and privacy.

### Bedroom 2

8'1" x 15'8" (2.46m x 4.78m)

Another good-sized double bedroom with a solid oak floor, created as part of a garage conversion.

### Bathroom

7'11" x 6'11" (2.41m x 2.11m)

An elegant four-piece bathroom suite, part tiled in neutral tones, providing a clean and modern finish. Well maintained throughout.

### Hallway

3'0" x 16'5" (0.92m x 5.00m)

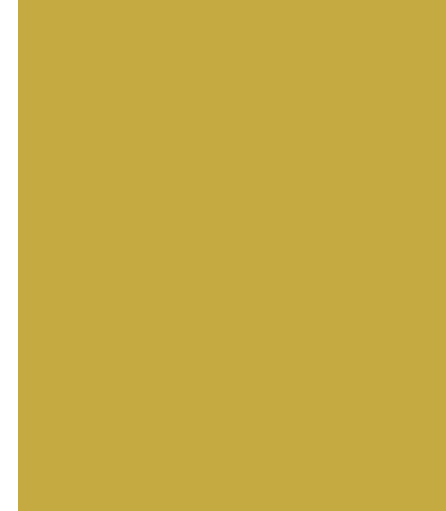
Solid oak flooring, a large utility storage cupboard, meter cupboard and a radiator.

### Front Exterior

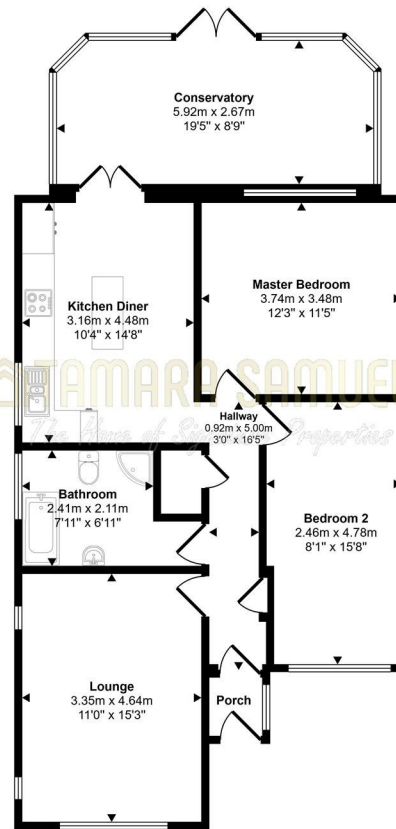
A colourful, smartly presented front garden with stone & shrubs, designed for low maintenance. Indian stone paved driveway providing off-road parking for 1–2 vehicles with new fencing.

### Rear Garden

A beautifully landscaped rear garden finished with Indian stone paving, complemented by new fencing and a recently installed shed. Benefits from improved drainage and is well maintained throughout.



Approx Gross Internal Area  
89 sq m / 956 sq ft



Floorplan

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.

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