



Glendene, Stanah Road,
Thornton-Cleveleys, FY5 5JG

Guide Price £180,000

**** AUCTION, AUCTION, AUCTION ****

Occupying a prime position on a substantial plot, this Semi Detached True Bungalow requires upgrading throughout so offers exceptional potential to really make a home of distinction.

Externally is where the property truly excels, boasting simply glorious rear gardens extending over 180ft, along with a generous frontage which could provide ample off-road parking .

... we strongly advise to not hesitate, this is a **MUST SEE !**

PLEASE NOTE: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided.

The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a

Reservation Agreement and makes payment of a non-refundable reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £500.00.

These services are optional.

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- Lounge
- Kitchen
- Shower room
- Three Bedrooms
- Outstanding rear Gardens
- Garage and Parking
- NO CHAIN
- Buyer Information Pack available
- Subject to a hidden reserve price

Porch: Glazed windows and front door.

Hall: Coved ceiling, Picture rail, Skylights.

Lounge: 14'0" x 12'3" (4.27 m x 3.73 m) Coved ceiling, Glazed doors to:-

Sun Porch: UPVC double glazed windows.

Kitchen: 9'7" x 9'0" (2.92 m x 2.74 m) Base cupboard units, Single drainer stainless steel sink.

Rear Porch:

Bedroom 1: 14'5" x 12'0" (4.39 m x 3.66 m) Coved ceiling, UPVC double glazed bay window.

Bedroom 2: 16'7" x 12'3" (5.05 m x 3.73 m) Built in cupboard, Coved ceiling, Picture rail, UPVC double glazed bay window.

Bedroom 3: 8'10" x 7'6" (2.69 m x 2.29 m) Picture rail, Glazed window.

Shower Room: Wet room style with shower area and pedestal wash basin, Built in cupboard, UPVC double glazed window.

Separate WC: Low flush WC, Glazed window.

Outside:

Front: Laid to gravel with established hedging.

Rear: An absolutely glorious rear garden stretching out not far off 200ft, Laid mainly to lawn with a multitude of established trees, shrubs and plants.

Parking: Garage and driveway.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - B £1889.17 (2026/27)



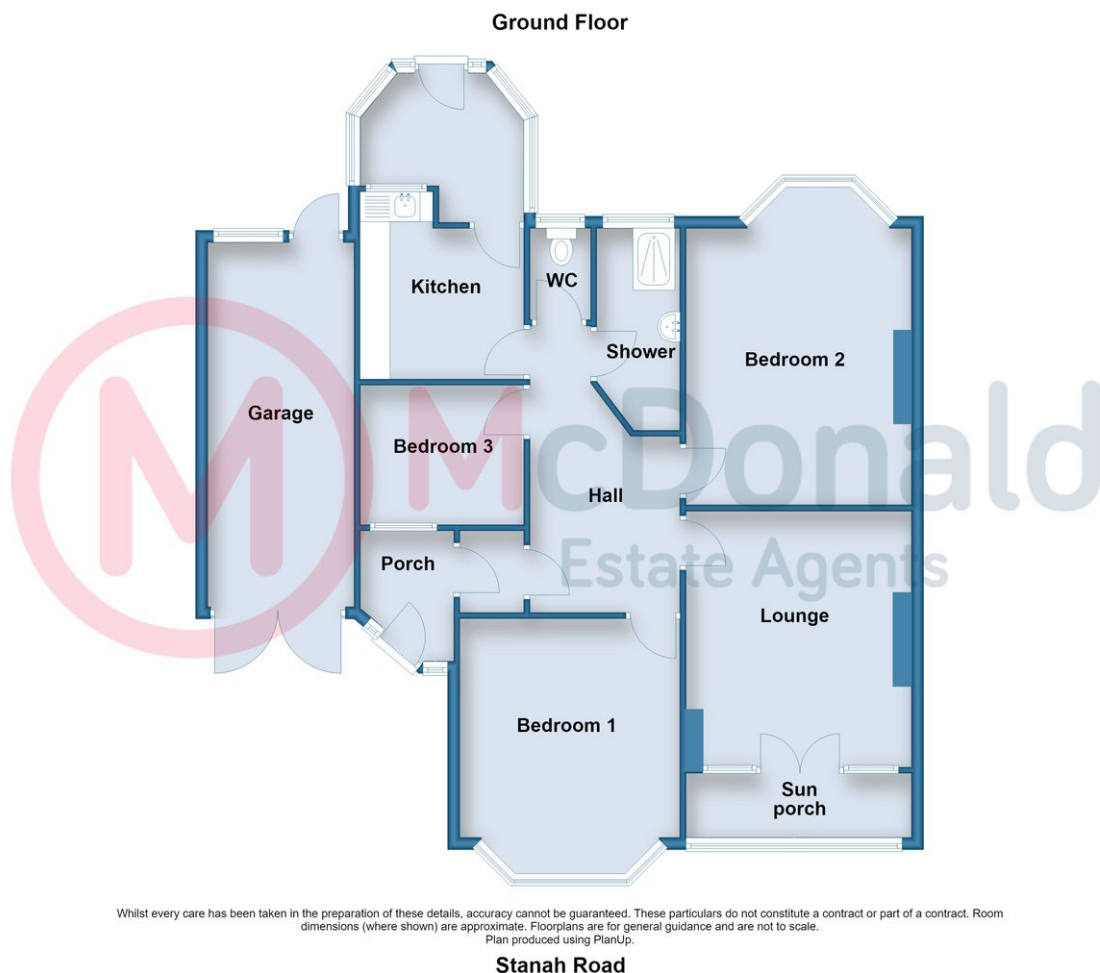
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Directions: Take Victoria Road West to the main roundabout on Amounderness Way, Continue over onto Victoria Road East, continue over the railway tracks where the road changes to Station Road, at the next roundabout take the first exit onto Stanah Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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