



22 Breeze Close, Thornton, FY5 2WH

Three Bedroom Semi Detached House

£194,950

 3  2  1



A modern well presented semi-detached house

A bright and beautifully presented family home in a sought-after Thornton location. This stunning home is perfectly positioned in a quiet residential cul-de-sac in the heart of Thornton, offering an ideal blend of comfort, style, and convenience. From the moment you arrive, the property impresses with its attractive frontage, generous driveway, and neatly maintained lawn, creating excellent kerb appeal. Inside, the home is filled with natural light and thoughtfully laid out to suit modern family living. The welcoming entrance leads through to well-proportioned living accommodation, providing a comfortable and versatile space for both relaxing and entertaining. The décor is fresh and neutral throughout, allowing buyers to move straight in and make it their own.

Located close to local schools, amenities, and transport links, this home is ideally suited to first-time buyers, growing families, or those looking to downsize without compromise. Early viewing is highly recommended to fully appreciate everything this wonderful Thornton home has to offer.

Hallway

Modern hallway leading to the lounge. Door to the left to the ground floor WC. Alarm panel, uPVC double glazed window, Radiator.

Ground Floor WC

Vanity wash hand basin, Low flush WV, Splash back tiling, uPVC double glazed window, Radiator.

Lounge 4.72m x 4.70m (15ft 5in x 15ft 5in)

Living flame gas fire with complimentary surround and hearth, Television point, Stairs to first floor, Two uPVC double glazed windows, Radiator.

Dining Kitchen 4.72m x 2.58m (15ft 5in x 8ft 5in)

Range of modern 'gloss' wall and base cupboard units with complimentary roll edge worktops, Single drainer sink with mixer tap, Integrated oven and microwave, integrated fridge freezer, integrated electric hob and extractor fan, Plumbed for automatic washing machine, Under stair storage, uPVC Double glazed window, uPVC double glazed 'French' doors leading out to the rear garden, Radiator

Key Features

- Popular Residential Location
- Presented To a Very High Standard
- Modern Kitchen
- Modern Bathroom
- Three Bedrooms
- Ground Floor WC
- Gas Central Heating
- Double Glazing
- Driveway
- Gardens Front & Rear
- Early Viewing Essential

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Blackpool, FY2 9HX

First Floor

Bedroom 1 4.30m x 2.53m (14ft 1in x 8ft 3in)

Range pf built in wardrobes, head cupboards, and drawers, uPVC double glazed window, Radiator

Bedroom 2 2.54m x 2.44m (8ft 4in x 8ft)

uPVC double glazed window, Radiator.

Bedroom 3 3.30m x 2.75m (10ft 9in x 9ft)

uPVC double glazed window, Radiator.

Bathroom 1.85m x 1.80m (6ft x 5ft 10in)

Modern three-piece suite comprising of a panelled bath mixer tap and shower over, Built-in low flush WC and Vanity wash hand basin with mixer tap, uPVC double glazed window

Outside

Front Garden

Mainly lawned.

Driveway

Tarmac driveway to side of the property, Gated personal access to rear garden.

Rear Garden

Enclosed rear garden with paved patio area and lawned area.

GENERAL

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Get in touch

FOR APPOINTMENTS AND ENQUIRIES

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations



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