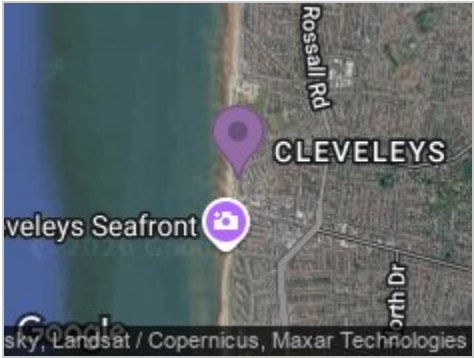


Road Map



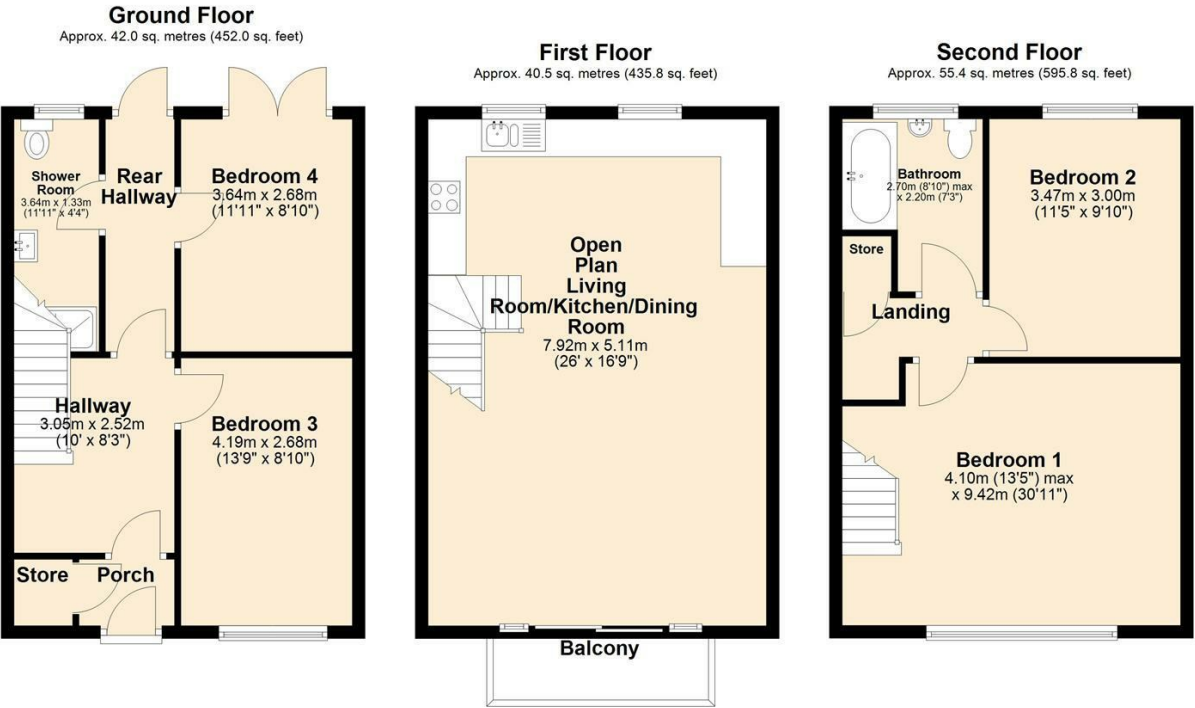
Hybrid Map



Terrain Map



Floor Plan



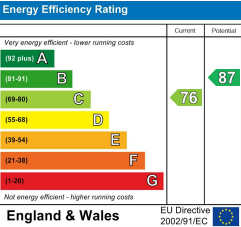
14 North Promenade
, Thornton-Cleveleys, FY5 1DB

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £255,000  4  2  1  C



14 North Promenade

, Thornton-Cleveleys, FY5 1DB

Offers In The Region Of £255,000



Introduction

Wake up to the sound of the sea, step outside and take in uninterrupted coastal views — this is seaside living at its very best.

Occupying an enviable position right on the beach, this impressive four-bedroom, three-storey home offers a rare opportunity to create your dream coastal retreat. Versatile and generously proportioned throughout, the property provides flexible living accommodation ideal for families, entertaining or simply enjoying the space and lifestyle this exceptional location provides.

One of the standout features is the large garden, offering enormous potential to create a beautiful outdoor entertaining area — imagine summer evenings with friends, dining al fresco and enjoying the sea air just moments from your door. The private balcony provides an equally special space to sit back with a glass of wine and watch the world go by, with breathtaking views stretching out before you.

Off-road parking adds further practicality, while excellent transport links make commuting and exploring the surrounding area effortless.

Just a short walk from the increasingly vibrant centre of Cleveleys, you'll have an exciting selection of new bars, restaurants, independent businesses and amenities right on your doorstep.

A home that offers more than just four walls — this is an opportunity to embrace the coastal lifestyle, enjoy spectacular views every day and create a truly exceptional family home in an outstanding location.

Porch

UPVC double glazed front door. Meter cupboards. Internal door leading into ground floor hallway.

Hallway

Stairs leading to first floor living space. Access to all ground floor rooms. Wood effect laminate flooring, ceiling light and radiator.

Bedroom Three

UPVC double glazed window to the front. Carpet, ceiling light and radiator.

Bedroom Four

UPVC double glazed patio doors to the rear. Carpet, ceiling light and radiator.

Shower Room

UPVC double glazed opaque window to the rear. Three piece shower room comprising; shower cubical, vanity wash hand basin and low flush WC. Tiled walls and wet room floor. Ceiling lights and towel heater. Combi boiler.

Open Plan Lounge/Kitchen/Diner

Generously sized open plan reception room providing a versatile living space. UPVC sliding doors to the front aspect leading onto balcony and providing open sea views.

Kitchen area comprises a range of wall and base units and complimentary work surfaces. Composite sink unit with drainer with mixer tap. Ceramic induction hob with integrated double oven beneath and extractor fan above. Integrated dishwasher and washing machine. Space for fridge/freezer. Wood effect vinyl flooring throughout. Ceiling lights and radiator.

Top Floor Landing

Access to all 2nd floor rooms. Storage cupboard. Carpet, ceiling light and loft hatch.

Bedroom One

UPVC double glazed window to the front. Fitted wardrobes with sliding mirrored doors. Open sea views. Carpet, ceiling light and radiator.

Bedroom Two

UPVC double glazed window to the rear. Carpet, ceiling lights and radiator.

Bathroom

UPVC double glazed opaque window to the rear. Three piece bathroom comprising; paneled bath with glass partition and electric shower above, pedestal wash hand basin and low flush WC. Geometric patterned vinyl flooring, wall tiles, ceiling lights and chrome towel heater.

Front Exterior

Paved driveway providing off road parking for two or three vehicles.

Rear Garden

Low maintenance sunny rear garden, raised decking area, mainly laid with loose stone with artificial lawn and gated access to the rear.

Further Information

Tenure - Leasehold

Lease Term: 999 Years from March 1965

Ground Rent: £15 Per Annum

We have been advised that the freehold can be acquired at a cost of approximately £500 plus legal fees.

