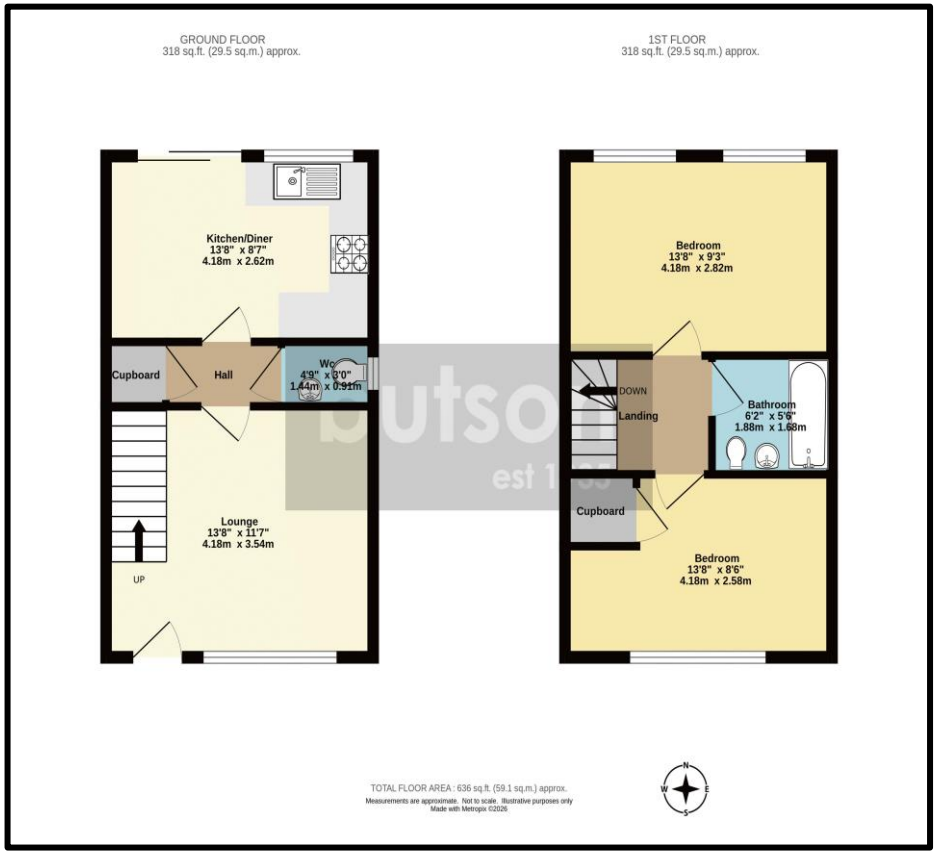






36 BEARWOOD WAY, THORNTON-CLEVELEYS, FY5 4FP

£136,000

Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.

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POPULAR AND CONVENIENT RESIDENTIAL POSITION / PERFECT FOR A FIRST TIME BUYER ……

OFFERING WELL-PRESENTED ACCOMMODATION WHICH WOULD MAKE AN IDEAL PURCHASE FOR A FIRST-TIME BUYER, COUPLE OR SOMEONE LOOKING TO DOWNSIZE. THE PROPERTY BENEFITS FROM A GOOD-SIZED LOUNGE, FITTED KITCHEN/DINER, TWO BEDROOMS, MODERN FAMILY BATHROOM, DOWNSTAIRS W.C. AND USEFUL STORAGE CUPBOARDS ON BOTH FLOORS. EXTERNALLY, THERE IS A GOOD-SIZED REAR GARDEN PROVIDING AN EXCELLENT SPACE FOR RELAXING AND ENTERTAINING.

VIEWING COMES HIGHLY RECOMMENDED.













LOCATION: Occupying a pleasant position within a popular cul-de-sac, the property is conveniently situated for local amenities, shops, schools and transport links, making it an ideal location for a variety of buyers.

STYLE: Modern two-bedroom town house.

CONDITION: Well-presented throughout.

ACCOMMODATION: Comprising, Ground floor; spacious lounge, fitted kitchen/diner providing a good range of wall and base units, useful storage cupboard and separate downstairs W.C. First floor; landing with further storage cupboard, two well-proportioned bedrooms and a modern family bathroom fitted with a contemporary white suite, including bath with shower over, wash hand basin and W.C.

OUTSIDE: The property benefits from a good-sized rear garden, comprising a paved patio area and lawn, with fenced boundaries.

SERVICES: All mains' services are connected, gas central heating and UPVC double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band B (Wyre Borough Council).

EPC: C

TENURE: We are advised the tenure of the property is Leasehold.

VIEWING: By telephone appointment through the agent's office.