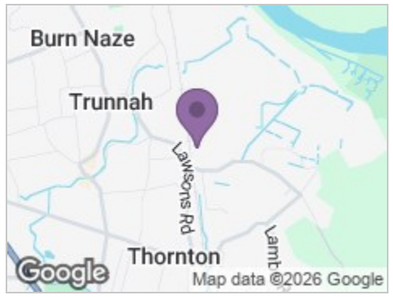
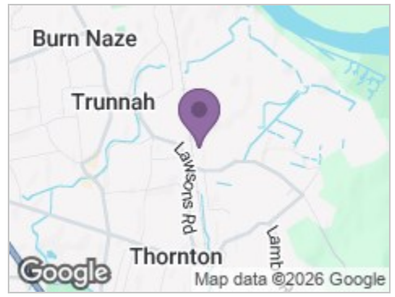
Road Map



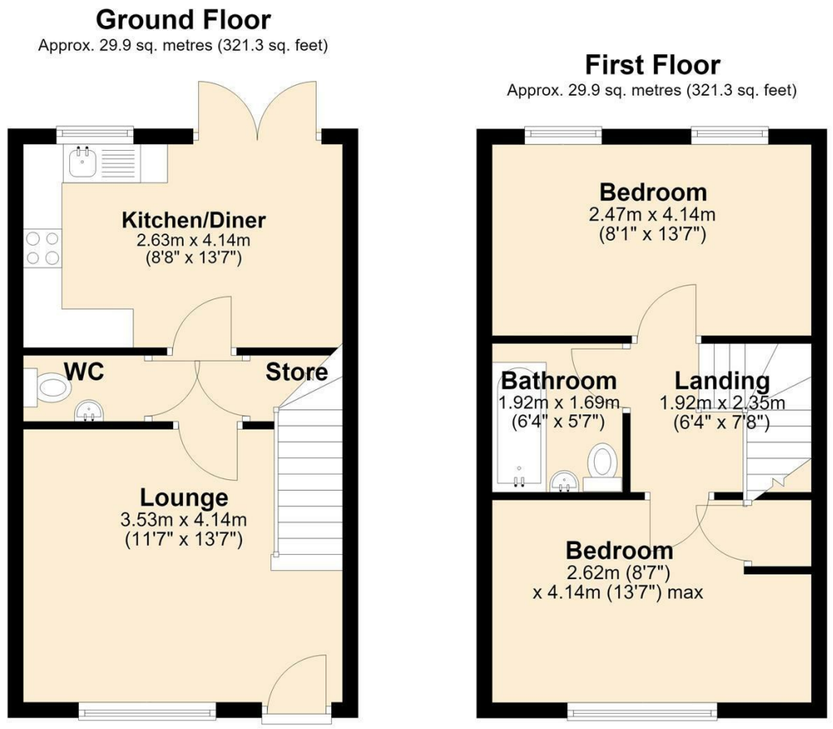
Hybrid Map



Terrain Map



Floor Plan

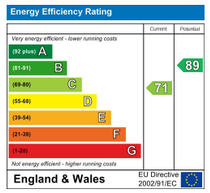


Viewings

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



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20 Sandwell Avenue

, Thornton Cleveleys, FY5 4FX

Offers In The Region Of £120,000 | 2 | 1 | 2 | C

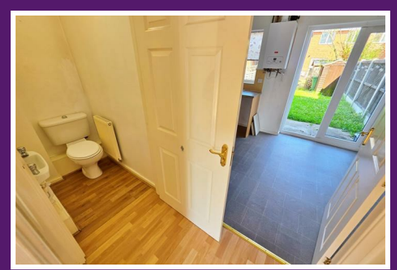




20 Sandwell Avenue

, Thornton Cleveleys, FY5 4FX

Offers In The Region Of £120,000





Introduction
Fantastic Two-Bedroom Home – No Onward Chain

A fantastic opportunity for a first-time buyer, this well-positioned two-bedroom property is offered for sale with no onward chain and is ideally located within easy walking distance of Thornton centre.

The property is also conveniently situated close to the beautiful Wyre Estuary and a selection of popular local schools, making it an excellent choice for a couple or small family.

The property benefits from UPVC double glazing and gas central heating throughout.

With its convenient location, good-sized accommodation and private rear garden, this is an excellent first-time buyer opportunity and early viewing is highly recommended.

Lounge
13'6" x 11'6"
UPVC double glazed window to front aspect, radiator.

Inner Hallway

WC
5'1" x 2'9"
Low flush w.c, wall mounted wash hand basin, radiator.

Kitchen/Diner
13'6" x 8'7"
UPVC double glazed doors and window to rear aspect. Fitted kitchen comprising of; wall and base units and complimentary work tops above. Integrated oven and hob with extractor fan over, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine and dishwasher, open aspect into dining room.

First Floor Landing
Access to all first floor rooms. Loft access. Carpet and ceiling light.

Bedroom One
13'6" x 8'7"
UPVC double glazed window to front aspect, radiator. Fitted storage cupboard.

Bedroom Two
13'6" x 8'1"
UPVC double glazed windows to rear aspect, radiator. Fitted storage cupboard.

Bathroom
6'3" x 5'6"
Three piece bathroom suite comprising; panel bath with shower above, low flush WC and pedestal wash hand basin. Vinyl floor and wall tiles.

Front Exterior
Lawned front garden with paved pathway.

Rear Exterior
Good size lawned rear garden with patio and shed.

Further Information
Tenure - Leasehold
999 years from 2003
£100 Per Annum Ground Rent
EPC Rating C
Council Tax Band - B - Wyre Borough Council

