Daleford Close | | Thornton - Cleveleys | FY5 5NX

£345,000

TAMARA SAMUELS

The Home of Signature Properties

Daleford Close |
Thornton - Cleveleys | FY5 5NX
£345,000

- Beautifully Presented Three-Bedroom True Bungalow
- Extensively Improved Throughout Over the Last Two Years
- Stylish Contemporary Shower Room
- Versatile Third Bedroom / Dining Room / Home Office
- Resin Driveway Providing Off-Road Parking
- Quiet Cul-de-Sac Setting in Thornton-Cleveleys
- Modern Fitted Kitchen
- Spacious Living / Dining Room
- Generous Enclosed Rear Garden
- Garage with Pitched Roof and Additional Storage

Lounge/Diner

17'0" x 13'4" (5.19m x 4.07m)

A spacious and beautifully presented reception room with two windows allowing plenty of natural light into the space. An attractive fireplace with living-flame gas fire provides a focal point, while the proportions comfortably accommodate both lounge furniture and a dining area.

Beautifully updated and ready to enjoy, this three-bedroom true bungalow combines spacious, versatile living with a quiet cul-de-sac setting.

Kitchen

7'10" x 15'4" (2.40m x 4.68m)

A modern fitted kitchen offering a comprehensive range of wall and base units with generous worktop space. Integrated appliances include an oven, hob, extractor and dishwasher, with provision for a washing machine and fridge freezer. An external door provides convenient direct access to the rear garden.

Shower Room

5'10" x 11'5" (1.79m x 3.49m)

A contemporary shower room fitted with a double shower enclosure, vanity wash basin and WC, together with useful built-in airing and storage space.

Hallway

A bright and welcoming L-shaped entrance hallway, entered through a composite external door and providing access to the principal rooms of the property.

Dining Room/Bedroom 3

7'9" x 11'5" (2.36m x 3.47m)

A versatile third bedroom overlooking the rear garden. Its position and proportions make this an adaptable space which could alternatively be used as a formal dining room, home office or additional reception room.

Master Bedroom

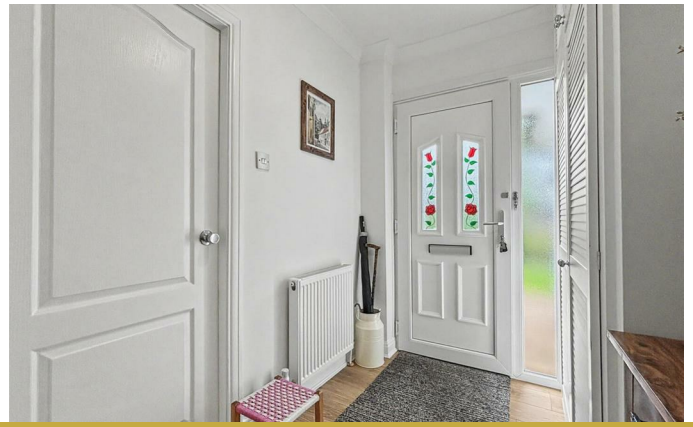
10'9" x 11'7" (3.27m x 3.53m)

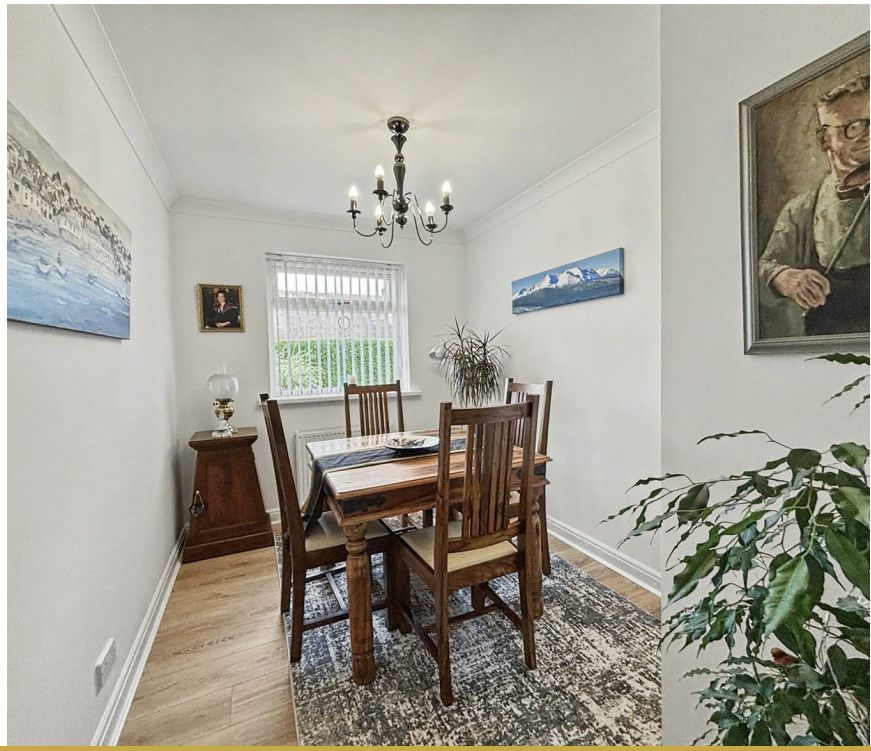
A generous double bedroom positioned to the rear of the property with views over the garden and ample space for bedroom furniture.

Bedroom 2

10'3" x 12'0" (3.13m x 3.67m)

A further well-proportioned double bedroom positioned to the front of the property.





Rear Garden

The enclosed rear garden provides a generous outdoor space, predominantly laid to lawn with established planted borders and fenced boundaries. Gated side access connects the garden with the driveway and garage.

Front Exterior

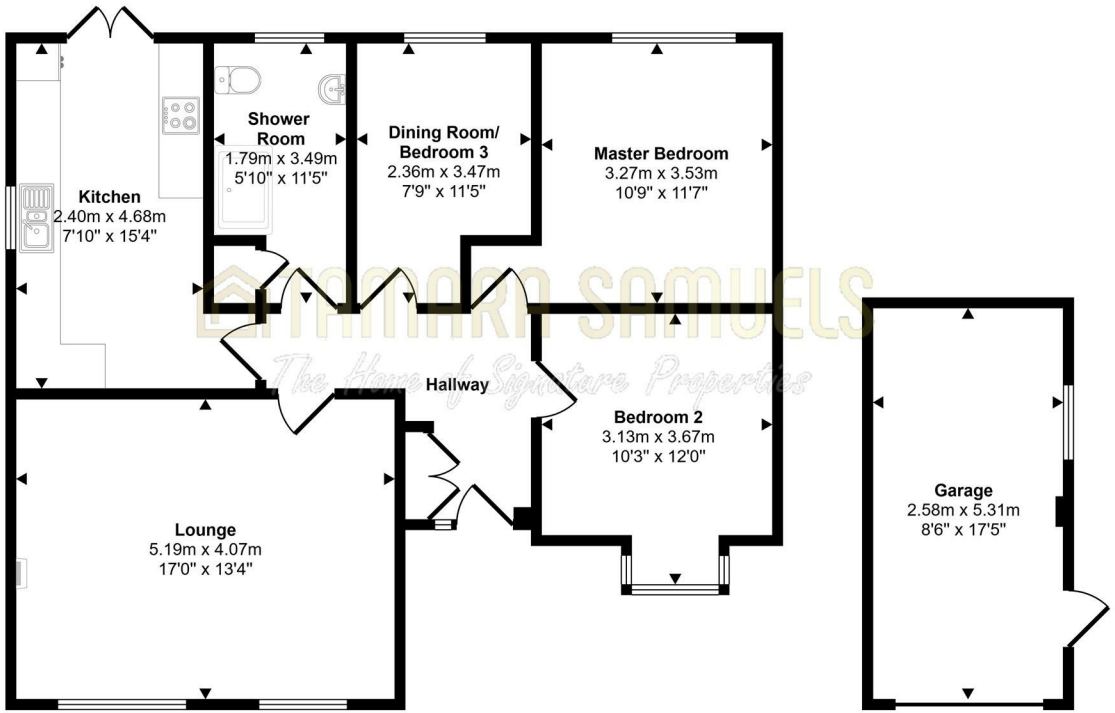
To the front, the property benefits from a resin driveway providing off-road parking alongside an established lawned garden and access to the garage.

Garage

8'6" x 17'5" (2.58m x 5.31m)
A useful garage with a pitched roof providing additional storage space, accessed from the driveway with further access towards the rear garden.

A superbly presented home where the hard work has already been done — simply move in and make it your own.

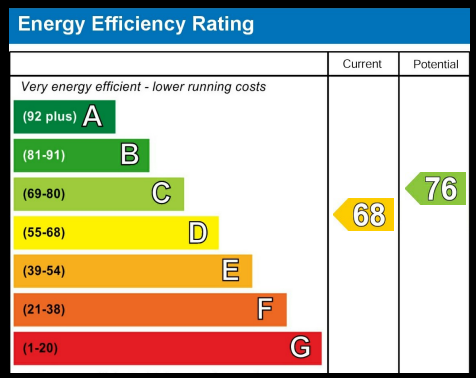
Approx Gross Internal Area
94 sq m / 1015 sq ft



Floorplan
Approx 81 sq m / 868 sq ft

Garage
Approx 14 sq m / 147 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Council Tax Band **D** EPC Rating **D**

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