



Sandwell Avenue | Thornton-Cleveleys | FY5 4FN

Offers in excess of £145,000

 **TAMARA SAMUELS**  
*The Home of Signature Properties*

Sandwell Avenue |  
Thornton-Cleveleys | FY5 4FN  
Offers in excess of £145,000

- No onward chain
- Recently redecorated throughout
- Spacious lounge with strong natural light
- En-suite to principal bedroom
- Private rear garden with lawn and decking
- Ideal for first-time buyers
- New carpets fitted throughout
- Dining kitchen with sliding patio doors to rear garden
- Three well-proportioned bedrooms
- Private driveway parking

### Lounge

12'4" x 14'5" (3.77m x 4.40m)

A well-balanced reception room positioned to the front elevation, featuring a large window allowing for excellent natural light. Newly decorated with fresh flooring, creating a comfortable and inviting living space.





### Dining Room

8'2" x 7'12" (2.48m x 2.43m)

The dining room is a bright and inviting space, featuring sliding glass doors that open to the garden, creating a seamless connection between indoor and outdoor living. This room offers plenty of natural light and ample space for a dining table, making it ideal for family meals and social gatherings. It also connects through an archway to the kitchen, adding convenience and flow.

### Kitchen

7'3" x 9' (2.20m x 2.75m)

The kitchen is fitted with wood-effect cabinets and contrasting dark work surfaces, offering a practical and stylish workspace. It includes an integrated oven and gas hob, along with a tiled splashback.

### Downstairs W.C.

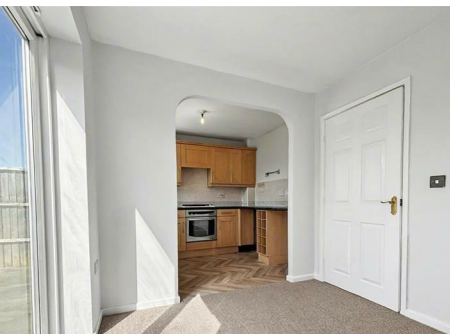
The ground floor WC is compact yet practical, featuring a white toilet and hand basin with a radiator positioned beside. The simple decor and wood-effect flooring keep the room neat and functional for everyday use.

### Hallway

The hallway leads to the stairs, carpeted in a neutral tone and brightened by natural light. It provides a clear route through the home and access to the main living areas.

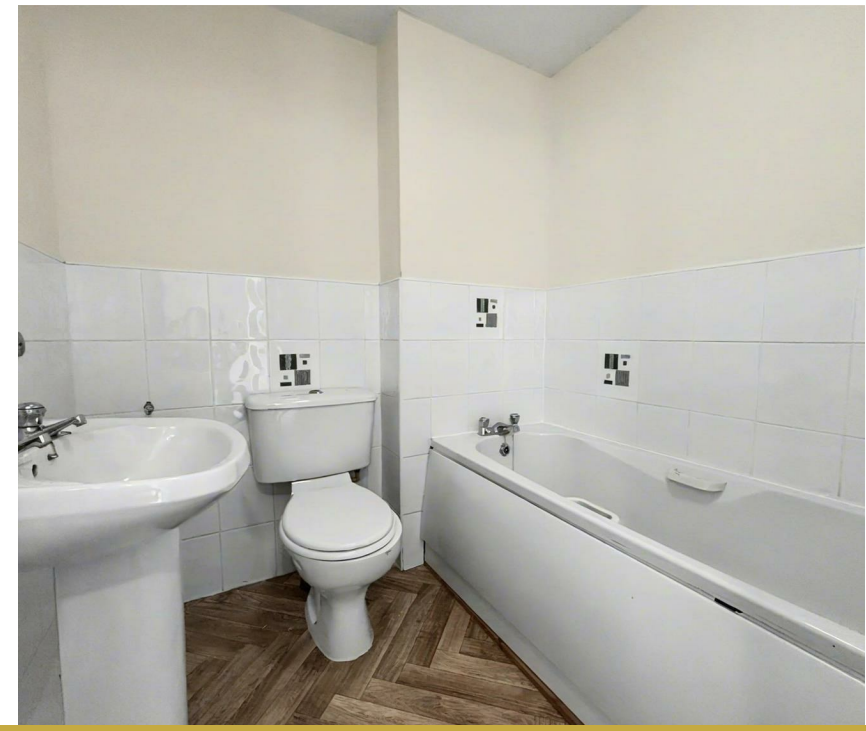
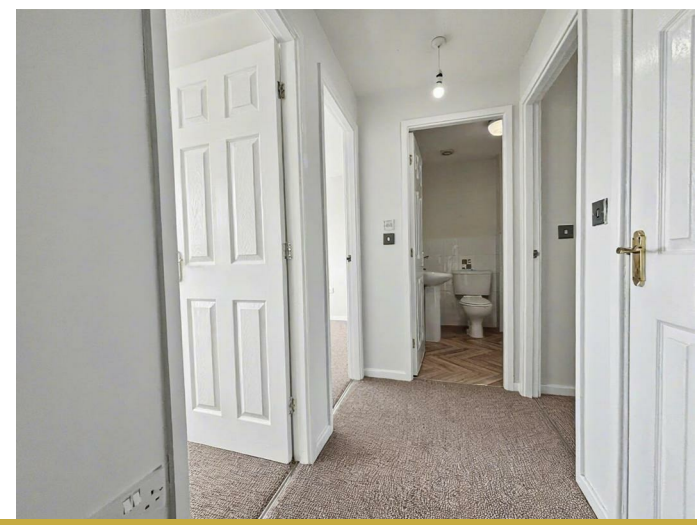
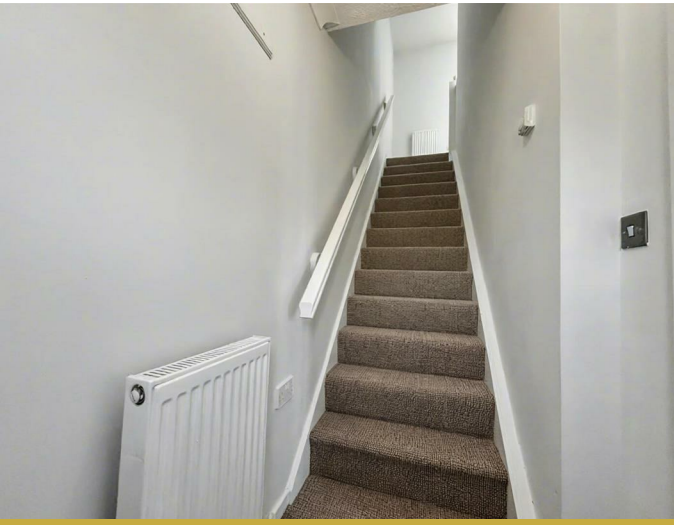
### Landing

The landing upstairs offers access to bedrooms and bathrooms. It is carpeted and painted in soft neutral colours to reflect light and maintain a calm atmosphere.





Virtually Staged - For Illustration



### Master Bedroom

12'4" x 9'0" (3.76m x 2.75m)

A generous principal bedroom positioned to the front, newly decorated and finished with new carpeting, offering a calm and comfortable space with access to en-suite facilities.

### Bedroom 2

9'3" x 8'1" (2.81m x 2.46m)

A well-proportioned rear-facing bedroom, offering a comfortable layout for a double, with a pleasant outlook over the rear garden.

### Bedroom 3

6'1" x 7'1" (1.85m x 2.17m)

A well-proportioned, light-filled room with neutral décor, overlooking the rear garden and ideal as a bedroom or study.

### Bathroom

6'2" x 6'4" (1.89m x 1.93m)

The family bathroom is fitted with a three-piece suite including bath, wash basin and WC. Clean and functional.

### En Suite

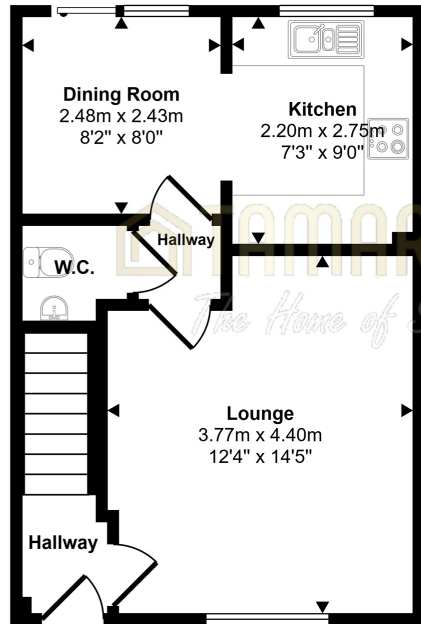
The en suite shower room in the master bedroom features a tiled shower cubicle, a pedestal washbasin, providing a private and practical space.

### Rear Garden

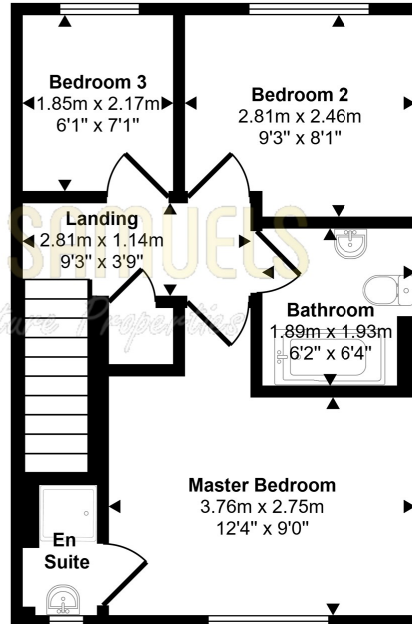
To the rear, the garden features a paved patio area leading to a lawn bordered by fencing for privacy. It offers a peaceful outdoor space for relaxing or entertaining, with a decked terrace providing additional space for seating or dining.



Approx Gross Internal Area  
71 sq m / 768 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 36 sq m / 386 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Council Tax Band B

EPC Rating C

**TAMARA SAMUELS**  
*The Home of Signature Properties*

01253 963066  
info@tamarasamuelsproperty.co.uk  
www.tamarasamuelsproperty.co.uk