



**24 MEADOWCROFT AVENUE,
THORNTON-CLEVELEYS,
LANCASHIRE,
FY5 3AX**

£134,950



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Well-presented quasi terraced home in a popular position.

This property is situated in a convenient residential position close to Cleveleys town centre. Presenting a blank canvas and just requiring some general updating, this property presents a wonderful opportunity for a first time buyer, young family or investor. The accommodation briefly comprises; entrance hallway, spacious lounge with front bay window and an open plan kitchen/dining room with access to the rear garden. First floor; two double bedrooms, further single bedroom and family bathroom. Paved drive to the front, offering convenient off road parking, lawned and paved rear garden with wooden storage shed. Upvc double glazing and gas central heating. Viewings by appointment. No chain.



ACCOMMODATION: Comprising, ground floor; entrance hallway, lounge with bay window, fireplace, open plan kitchen/dining with door in the kitchen enabling access to the rear garden. First floor; three bedrooms and a family bathroom.

OUTSIDE: Externally, the property benefits from a paved drive with off road parking, low-maintenance rear garden with a paved patio and a small lawned area, complete with a wooden shed for storage.

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

TENURE: We are advised the tenure of this property is freehold.

EPC: D

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

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