



8 Kelvin Road, Thornton-Cleveleys,
FY5 3AF

£97,500

This end-terraced garden property offers excellent potential and is priced accordingly, requiring some further modernisation and redecoration.

The home features **THREE** well-proportioned bedrooms, with the smallest measuring comfortably over 9ft x 6ft. There are two **SEPARATE** reception rooms, along with a fitted kitchen complemented by an additional utility room.

To the rear, the property enjoys a sunnier **WEST**-facing garden, and is conveniently located just 150 yards from Bispham Gala Field.

Offered with no onward chain

- **THREE** Well-Proportioned Bedrooms
- **TWO** reception rooms
- Fitted kitchen; Utility
- Bathroom
- UPVC double glazing; Gas central heating
- **WEST** facing rear
- **NO CHAIN**



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Vestibule: UPVC double glazed front door.

Hall: Staircase, Radiator.

Lounge: 13'9" x 10'5" (4.19 m x 3.17 m) Meter cupboards, Picture rail, UPVC double glazed bay window, Radiator.

Dining Room: 13'8" x 10'11" (4.17 m x 3.33 m) Understairs storage, UPVC double glazed window, Two radiators.

Kitchen: 9'10" x 6'10" (3.00 m x 2.08 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Two UPVC double glazed windows, Radiator.

Utility: 10'7" x 7'7" (3.23 m x 2.31 m) Combi gas central heating boiler, Plumbed for washing machine, UPVC double glazed window.

First Floor:

Landing.

Bedroom 1: 11'1" x 8'6" (3.38 m x 2.59 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 7'2" (2.90 m x 2.18 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'6" x 6'5" (2.90 m x 1.96 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Lawned.

Rear: West facing, Small concrete rear yard.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)

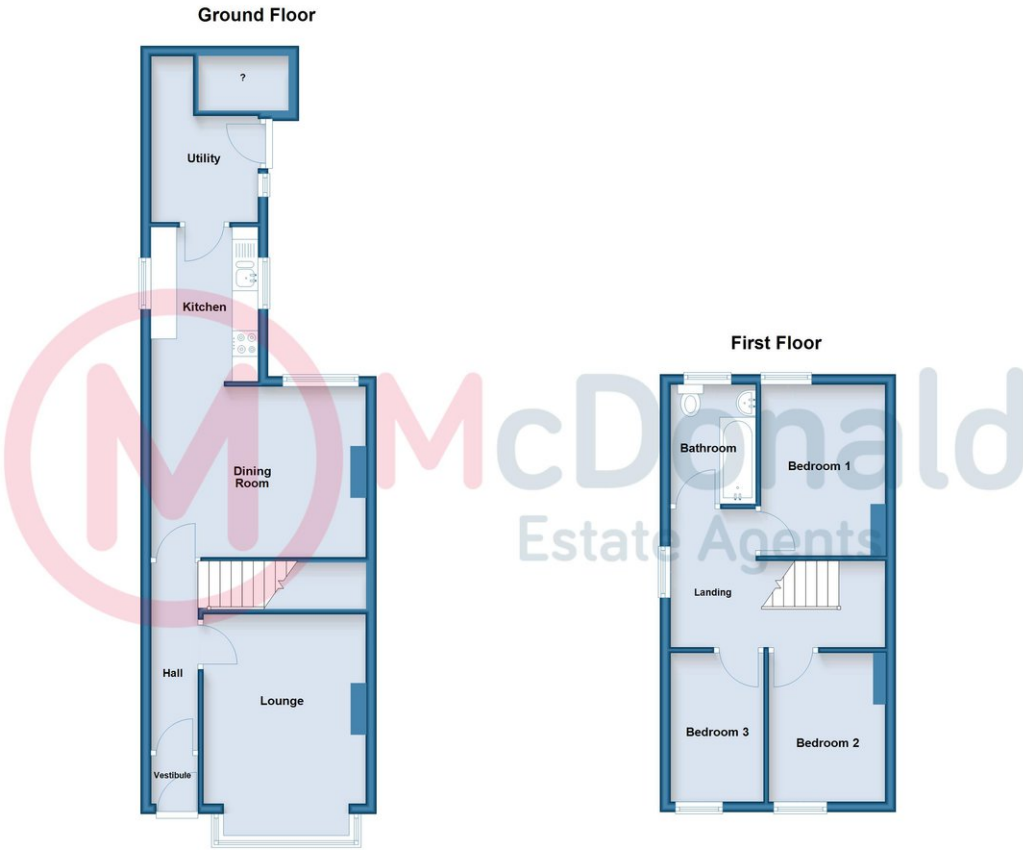


Directions: From our office on Red Bank Road, travel inland turning left at the roundabout onto Devonshire Road. Continue along taking the sixth turning on the right into Mossom Lane and finally third right into Kelvin Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Kelvin Road

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