



29 Valeway Avenue,
Thornton-Cleveleys, FY5 3ER

£189,950

This Semi Detached has been extended to create a real family sized home. To the ground floor are the Lounge, with a separate Dining Room and a superb modern Kitchen - both 17' in length and a Conservatory, whilst to the first floor are the FOUR BEDROOMS, Bathroom and separate Shower room. Externally are the wrap around Gardens which in addition the the integral Garage could provide excellent levels of parking.

- Lounge
- Dining Room - over 17'
- Superb modern Kitchen - also 17'
- Conservatory
- Four Bedrooms
- Family Bathroom
- Separate Shower and WC
- Corner Gardens
- Integral Garage

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Porch: Tiled floor, UPVC double glazed windows and door.

Hall: Understairs storage, Meter cupboard, Wood effect laminate flooring, Radiator.

Lounge: 12'2" x 12'0" (3.71 m x 3.66 m) Feature fireplace, Coved ceiling, TV point, Wood finish flooring, UPVC double glazed window, Radiator.

Dining Room: 17'5" x 9'8" (5.31 m x 2.95 m) Coved ceiling, Wood effect laminate flooring, Radiator.

Kitchen: 17'0" x 6'6" (5.18 m x 1.98 m) Stunning range of modern fitted wall and base cupboard units with Quartz finish worktops, Split level oven and hob with extractor over, Recessed sink with mixer tap, Integrated fridge, UPVC double glazed windows, Double glazed Velux windows, Personal door to garage.

Conservatory: 10'0" x 7'5" (3.05 m x 2.26 m) Double glazed windows and doors.

First Floor:

Landing:

Bedroom 1: 11'9" x 11'0" (3.58 m x 3.35 m) Fitted wardrobes and matching storage, Wood effect laminate flooring, UPVC double glazed window.

Bedroom 2: 11'0" x 9'9" (3.35 m x 2.97 m) Fitted wardrobes, Wood effect laminate flooring, UPVC double glazed window.

Bedroom 3: 11'0" x 9'10" (3.35 m x 3.00 m) Fitted wardrobes, Wood effect laminate flooring, UPVC double glazed window.

Bedroom 4: 6'10" x 6'1" (2.08 m x 1.85 m) Wood effect laminate flooring, UPVC double glazed window.

WC: Low flush WC, UPVC double glazed window, Towel heater radiator.

Shower Room: Step in shower cubicle, UPVC double glazed window, Towel heater radiator.

Bathroom: Comprising; Panelled bath, Vanity wash basin and built in storage, UPVC double glazed window, Towel heater radiator.

Outside:

Gardens: There a wrap around gardens to three sides which are mainly paved.

Parking: Integrated garage measuring 19' x 11', Light and power, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window. Additional parking to the side.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - C £2126.41 (2025/26)

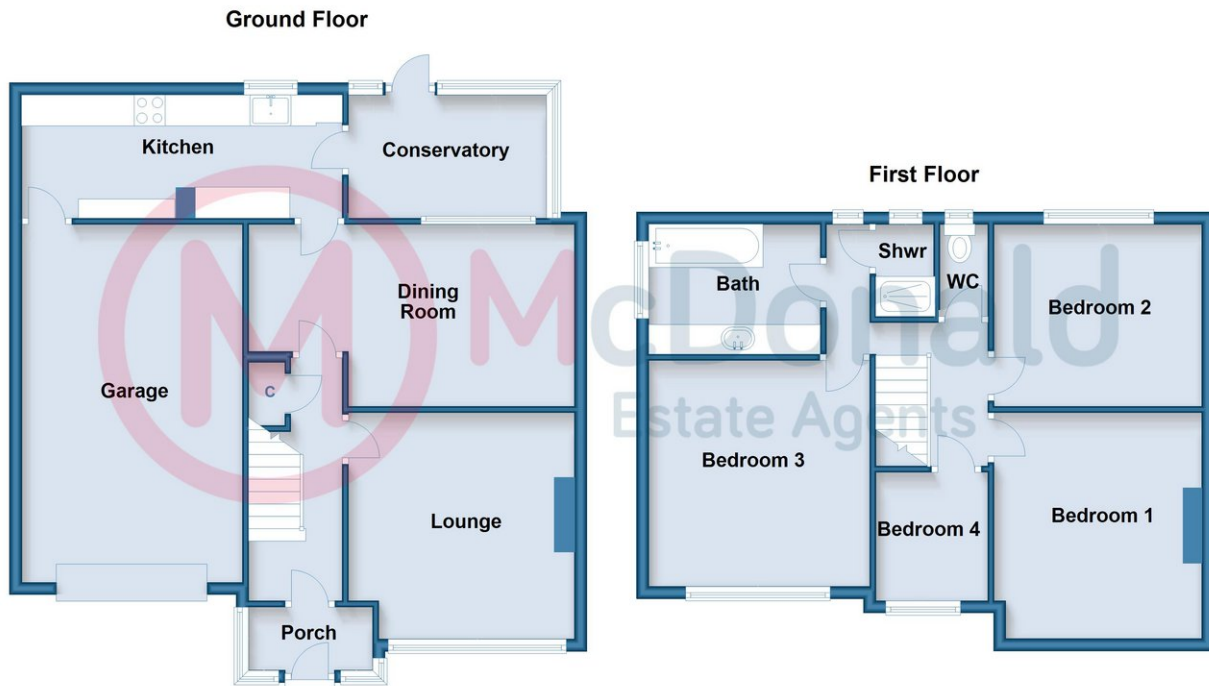


Directions: From our office on Red Bank Road proceed inland to the roundabout and turn left into Devonshire Road. Continue some way passing through the traffic lights by Norbreck School and Valeway Avenue is the first right.

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		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Valeway Avenue

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