



155 Cleveleys Avenue, Thornton-Cleveleys, FY5 2NG

Price: £210,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

- Three Bedroom Semi-Detached Bungalow
- Recently Refurbished To An Excellent Standard
- Beautiful Extended Conservatory
- Large Low Maintenance West Facing Rear Garden
- Off Road Parking & Garage
- Viewing Comes Highly Recommended
- 360 Virtual Tour Available

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Tiger Estates Introduce To The Market This Very Well Presented And Recently Refurbished Three Bedroom Semi-Detached Bungalow On The Popular And Quiet Cleveleys Avenue, In Cleveleys.

Internally There Is A Lounge With New Granite Electric Fireplace With LED Lights, A Modern Fitted High Gloss Kitchen, A Beautiful Conservatory With Pitched Ceiling, A Modern Tiled Bathroom Suite With Shower Over Bath, Two Good Sized Bedrooms On The Ground Floor With A Third Large Bedroom Upstairs With Two Velux Windows.

Externally There Is A Large Driveway With A Garage And Excellent Sized Low Maintenance Rear West Facing Rear Garden.

For Your Viewing Call Tiger Estates Today Or Visit Our 360 Virtual Tour For A Closer Look.

Additional Information As Provided By The Vendor:

'Boiler is 5 years old, kitchen was fitted 3 years ago, electrics were updated 4 years ago, German fitted bedroom furniture, conservatory was updated 4 years ago and there are stairs to the third bedroom, lots of work has been carried out since the previous EPC was completed.'

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1970's

TENURE

The property is **Freehold**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

We are advised that the local Council Tax Amount for a band "B" Property in Wyre is approximately £1,840.00 per annum.

BROADBAND COVERAGE

We are advised that the property can obtain Full Fibre Broadband. (FFB)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>



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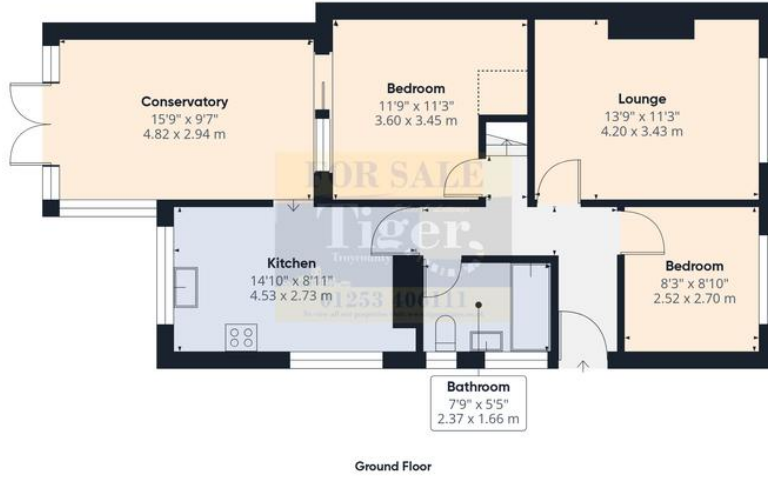
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

26/06/2026



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Approximate total area⁰
 958 ft²
 89 m²

Reduced headroom
 106 ft²
 9.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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