



**32 MAITLAND AVENUE,
 THORNTON-CLEVELEYS,
 FY5 3JR**

OFFERS OVER £134,000



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****Traditional garden fronted mid terrace house close to Cleveleys centre with no onward chain****

This mid terrace property would be ideal for a first-time buyer or investor and whilst requiring general updating the potential is great.

The layout briefly comprises; two reception rooms and kitchen. Three bedrooms and bathroom W.C. Front driveway and easy maintenance south facing rear garden.

Viewing is highly recommended and no onward chain



Location: Situated in a most convenient and prominent main road position, within a short walk to nearby shops and Cleveleys town centre Local transport service routes run frequently with a bus stop near to the property and good schools are nearby.

Accommodation: Ground Floor; Good sized entrance hall with stairs leading off, formal lounge to the front of the property with bay window. Rear reception room with feature log burner and French doors onto the patio. Fully fitted extended kitchen with a good range of high & low level units, range cooker and large storage cupboard. First floor; Two double bedrooms, one with bay window, single bedroom to the front. Fully tiled family bathroom, 'P' shaped bath with shower over and push button W.C.

Outside: The front of the property is paved to provide off street parking. The south facing rear is also low maintenance being mainly paved with some mature foliage and a brick out house.

Council tax: The property is listed as Council Tax Band B. (Blackpool Council).
EPC rating - D

Tenure: We are advised the tenure of the property is freehold.

Viewing: By appointment through the Agent's office.
