



The Cot, Stanah Road, Thornton-Cleveleys, FY5 5JG

£280,000

Occupying a prime position on a substantial plot, this impressive detached true bungalow offers exceptional potential for further development and the chance to significantly enhance value.

The property currently comprises four bedrooms, a spacious main lounge with direct access to the extensive rear gardens, a separate additional reception room, a recently fitted modern kitchen, a family bathroom, and two separate WCs.

Externally, the property truly excels, boasting magnificent rear gardens extending to over 180ft, along with a generous frontage providing ample off-road parking for multiple vehicles.

... we strongly advise to not hesitate, this is a MUST SEE !

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McDonald

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- **FOUR bedrooms**
- **Two reception rooms**
- **Modern fitted kitchen**
- **Bathroom**
- **Two separate Wc's.**
- **Ample parking**
- **EXTENSIVE rear gardens over 180ft**
- **DOUBLE tandem garage**
- **Huge potential**
- **No chain**



Hall: UPVC double glazed front door.

Bedroom 1: 14'11" x 14'0" (4.55 m x 4.27 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'0" x 7'0" (2.44 m x 2.13 m) Two UPVC double glazed windows on two elevations, Radiator.

Inner Hall.:

Bedroom 2: 10'6" x 6'11" (3.20 m x 2.11 m) Loft access, Radiator.

Bathroom: Comprising; Bath with overhead shower, Tiled to bath area, Pedestal wash basin, Built in cupboard, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Dining Room: 13'11" x 11'6" (4.24 m x 3.51 m) UPVC double glazed window, Radiator. Open archway to:-

Lounge: 19'11" x 10'10" (6.07 m x 3.30 m) Two double glazed windows and patio door, Two radiators.

Kitchen: 11'10" x 9'4" (3.61 m x 2.84 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Gas central heating boiler, Tiled splashback, UPVC double glazed window, Radiator.

Rear Vestibule: Dual access doors, 'Skylight' window.

Bedroom 4: 13'10" x 11'11" (4.22 m x 3.63 m) Built in wardrobe and vanity dresser with wash band basin, Double glazed window, Radiator.

En-Suite: Low flush WC, UPVC double glazed window.



Outside:

Front: Mostly tarmacadam to private ample additional parking, Flowerbeds to border with established shrubs and trees.

Rear: Westerly aspect, Split level tarmacadam patio areas leading to mainly lawned gardens, variety of established plants, trees and shrubs complementing the superb level of privacy. Estimated over 180ft long

Garage: Up and over door, front and rear leading to:-

Garage 2: Timber framed and likely requiring replacement / Located within the rear gardens

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 - D £2428.93 (2026/27)



Directions: Take Victoria Road West to the main roundabout on Amounderness Way, Continue over onto Victoria Road East, continue over the railway tracks where the road changes to Station Road, at the next roundabout take the first exit onto Stanah 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.



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