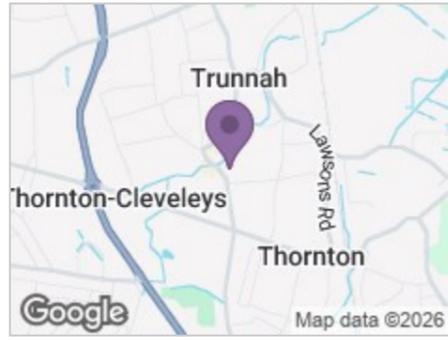


Road Map



Hybrid Map



Terrain Map



Floor Plan



**2 Pleasant Grove**  
, Thornton-Cleveleys, FY5 4AG

**£700 Per Calendar Month**

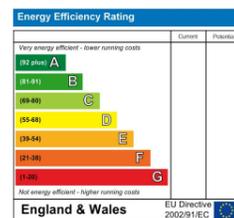


**Viewings**

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Energy Efficiency Graph**



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# 2 Pleasant Grove

, Thornton-Cleveleys, FY5 4AG

£700 Per Calendar Month



## Porch

UPVC door to front. Internal door leading into lounge. Tiled floor.

## Lounge

12'0" x 14'4"

UPVC double glazed window to front. Feature fire place housing real flame gas fire. Carpet, radiator, wall and ceiling lights

## Kitchen

7'6" x 11'8"

UPVC double glazed window to rear. UPVC door to rear leading to rear garden. Range of wall and base units with worktops above. Freestanding electric cooker with wall mounted extractor fan above. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Stair case access to first floor landing. Access to ground floor WC. Tiled floors, ceiling lights and radiator.

## Ground Floor WC

Housed under the stairs and accessible from the kitchen. Low flush WC and wall mounted corner hand wash basin. Tiled floor and light.

## Bathroom

8'3" x 4'0"

UPVC double glazed opaque window to front. Three piece bathroom suite comprising; panel bath with shower above, cabinet wash hand basin and low flush WC. Tiled floors, radiator and ceiling lights.

## Bedroom One

11'11" x 9'11"

UPVC double glazed window to front. Carpet, radiator and ceiling light.

## Bedroom Two

11'4" x 7'8"

UPVC double glazed window to rear. Carpet, radiator and ceiling light.

## Exterior

On road parking to front.

Low maintenance paved garden to rear.

## Other Details

iMove Lettings (Fylde) Ltd are members of The Property Ombudsman for Residential Lettings redress scheme

Please note a holding deposit of £50 per applicant will be required to reserve the property. The terms of the holding deposit will be set out in writing before payment of this is requested.

Central Heating

Council Tax Band - Wyre Council

