



Estate Agents and Valuers

**‘ FABULOUS FAMILY HOME ‘**



**304 FLEETWOOD ROAD THORNTON CLEVELEYS FY5 1NQ**  
**PRICE £240,000**

- . HALL TO HALL SEMI DETACHED
- . 3 BEDROOMS & 2 RECEPTIONS
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . SOUTH FACING GARDEN
- . DRIVEWAY & GARAGE
- . IMMACULATELY PRESENTED THROUGHOUT

**DESCRIPTION** Occupying a superb position conveniently located for Cleveleys town centre and Bispham village, this attractive hall to hall semi detached home offers spacious, immaculately presented accommodation ideally suited to a growing family. The property benefits from gas central heating and UPVC double glazing throughout. The ground floor features a welcoming entrance hall, light filled lounge with recessed feature lighting and a generous dining room open to a modern fitted kitchen with grey units, integrated appliances and patio doors leading to the rear garden. Upstairs are three well proportioned bedrooms and a bathroom / W.C with a white suite. Outside to the front is a gravelled garden and a driveway providing ample off street parking and access to a garage. The rear garden extends approximately 36 ft featuring a raised decking area, lawn, flower and shrub borders and a sunny south facing aspect, perfect for outdoor entertaining and relaxation. Additional benefits include a garage with power and light, Freehold Tenure, council tax band C. This property represents a rare opportunity to secure a beautifully maintained family home in a popular convenient location. Viewings are strictly by appointment through Duncan Raistrick Estate Agents.

**LOCATION** Proceed out of Blackpool along Dickson Road to the roundabout at Gynn Square and take the second exit onto Queens Promenade. Continue for some distance and Fleetwood Road is a turning on the right hand side.



**304 FLEETWOOD ROAD THORNTON CLEVELEYS**

The accommodation comprises:-

**ON THE GROUND FLOOR**

**ENTRANCE HALL** Composite door, laminate flooring and spot lights, radiator, understairs storage cupboard.

**LOUNGE** 13'8 X 11'6. UPVC double glazed window, radiator, recessed chimney breast with led feature lighting.

**DINING KITCHEN** 18'3 X 13'8. Fitted with a modern range of grey base units and worktops with square edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven and hood, built in dishwasher, splashbacks, matching eye level cupboards, plumbing for washing machine, spot lights, laminate flooring throughout, radiator, two UPVC double glazed windows, patio doors to rear.

**ON THE FIRST FLOOR**

**LANDING** Loft access by a fold down ladder.

**BEDROOM NO 1** 13'9 X 11'4. UPVC double glazed window, radiator.

**BEDROOM NO 2** 13'5 X 10'6. UPVC double glazed window, radiator.

**BEDROOM NO 3** 6'9 X 6'7. UPVC double glazed window, radiator.

**BATHROOM & W.C** Fitted with a white suite comprising panelled bath with shower over, pedestal wash and basin, W.C – low suite, built in storage cupboard, UPVC double glazed window.

**OUTSIDE**

**GARDENS TO FRONT & REAR**

**DRIVEWAY**

**GARAGE** up and over and personal door, power and light connected.

**SERVICES** All mains services – gas fired central heating.

**TENURE** Freehold.

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

**COUNCIL TAX BAND C**

**EPC RATING:- D**