



John Street

, Thornton-Cleveleys FY5 4JA

- Fibreglass porch roof
- 3 spacious bedrooms
- Smart outdoor spaces with concrete, astro turf, and decking for easy maintenance
- Recent repointing and new guttering
- New skylight & updated loft insulation

£114,995 Freehold





Location



Full Description

As you enter the property, you're greeted by a freshly decorated interior with a warm and inviting feel.

The home has been meticulously improved by the current owner, who has invested in a number of upgrades to ensure longevity, efficiency, and comfort throughout.

The ground floor offers a generous reception room that's perfect for relaxation or hosting guests. With newly fitted carpets and fresh decor, this space is ready for your furnishings and personal touches. Natural light enhances the room beautifully, contributing to the bright and homely atmosphere. The kitchen has been updated with a modern mosaic-style tile finish and a brand-new floor, adding both practicality and style. Its clean, modern feel makes it a fantastic space for cooking and socialising. The layout offers ample worktop space and storage, ideal for busy households or those who love to cook.



Upstairs, you'll find three well-proportioned bedrooms, each offering freshly updated decor and new carpeting. Whether used as bedrooms, a home office, or a nursery, these rooms provide great versatility for a range of lifestyles.

The property includes a well-presented family bathroom, offering everything needed for daily convenience. Clean, practical, and easy to maintain, it serves the household perfectly and complements the fresh, updated feel of the home. The living spaces are bright and airy, thanks to the freshly painted walls and new flooring. The modern aesthetic flows seamlessly from room to room, creating a cohesive and contemporary feel ideal for family living or entertaining.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be



pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band A
EPC Rating D



Smartsale4u Office

Suite 331 Kemp House, 152-160 City
Road, London, EC1V 2NX

Contact

02045729091
info@smartsale4u.co.uk
smartsale4u.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.