



**15 CAERNARFON CLOSE,  
 THORNTON-CLEVELEYS,  
 FY5 4FD**

**£235,000**



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WELL, PRESENTED THROUGHOUT.

Occupying a very pleasant residential position off Hillylaid Road. Close to local amenities and schools.

Offering well-presented accommodation including hall, lounge, dining-room, kitchen and conservatory. First-floor; three bedrooms (master bedroom having en-suite shower room), family bathroom / Wc. Integral garage. Pleasant, landscaped gardens, gas central heating, UPVC double-glazing.

Viewing highly recommended.



LOCATION: Caernarfon Close leads off Hillylaid Road, Thornton Cleveleys.  
STYLE: A modern detached family home.

CONDITION: Well-presented throughout - viewing highly recommended.

ACCOMMODATION: Ground-floor; entrance hall, lounge with modern fireplace, doors leading to dining-room, kitchen with a range of high- & low-level units and conservatory. First-floor; three bedrooms, master bedroom with fitted wardrobes and en-suite shower-room / Wc. Family bathroom and toilet.

OUTSIDE: Small front garden with driveway leading to integral brick garage, good size rear garden with patio area.

SERVICES: All mains' services are connected. Gas central heating and UPVC double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band D (Wyre Borough Council).

TENURE: We are advised that the tenure of the property is freehold.

VIEWING: By telephone appointment through the agent's office.