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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

527 North Drive, Thornton-Cleveleys, FY5 2HY



£149,950

A lovely Semi Detached home, with three Bedrooms, Lounge and Dining Kitchen, and a Conservatory which overlooks the Westerly facing rear Garden. Ready to walk into yet still offering plenty of scope to really make your own, and sold with NO ONWARD CHAIN



- **Lounge**
- **Dining Kitchen**
- **Three Bedrooms**
- **Bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **Conservatory**
- **Gardens - Westerly facing rear**
- **Garage**



The Property Ombudsman

Porch: Tiled floor, UPVC double glazed windows and door.

Lounge: 15'2" x 13'11" (4.62 m x 4.24 m) Feature fireplace, Coved ceiling, Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 15'2" x 10'6" (4.62 m x 3.20 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Electric cooker point, Plumbed for washing machine, Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator.



Conservatory: 8'0" x 5'9" (2.44 m x 1.75 m) UPVC double glazed windows and door.



First Floor:

Landing:

Bedroom 1: 10'7" x 9'8" (3.23 m x 2.95 m) Built in cupboard, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 9'0" (3.30 m x 2.74 m) Two build in cupboards, UPVC double glazed window, Radiator.



Bedroom 3: 8'1" x 6'0" (2.46 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Outside:



Front: Mainly laid to lawn with established trees and shrubs.

Rear: Westerly facing, Laid to a combination of lawn and paving.

Parking: Garage to the rear, Possible off street parking to the front.

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.



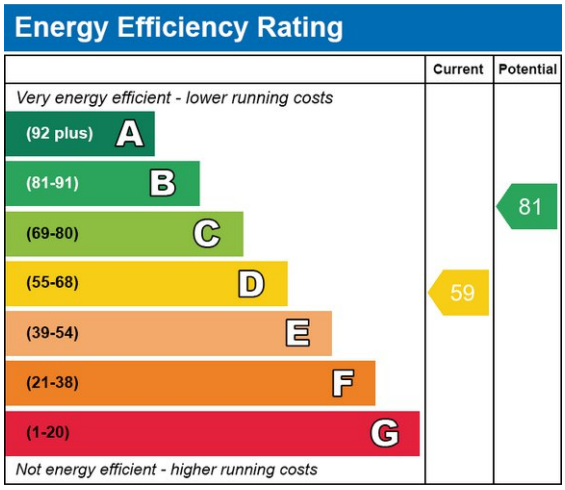
Council Tax: Band - B £1889.17 (2026/27)

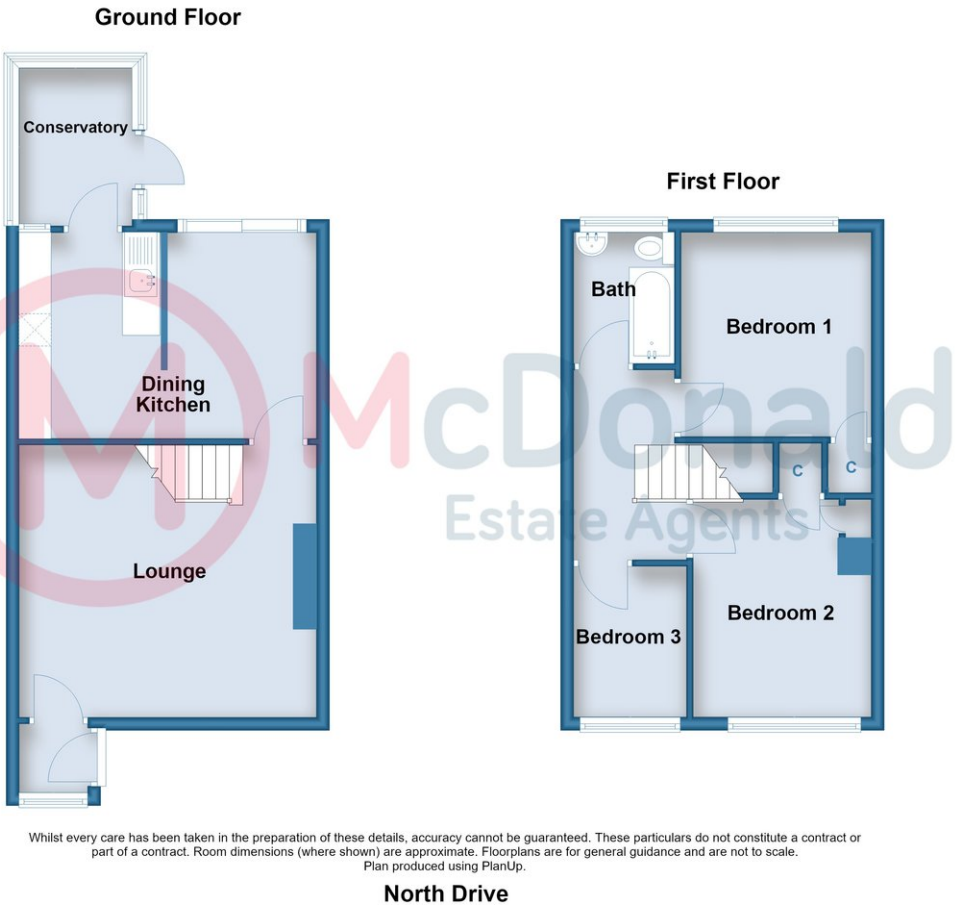
The Property Ombudsman

Directions: From Cleveleys centre proceed inland along Victoria Road, at the traffic lights turn left into North Drive and the property can be found further along on the left hand side.

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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