

Clovelly Avenue | | Thornton-Cleveleys | FY5 1RU

Offers in excess of £200,000

TAMARA SAMUELS

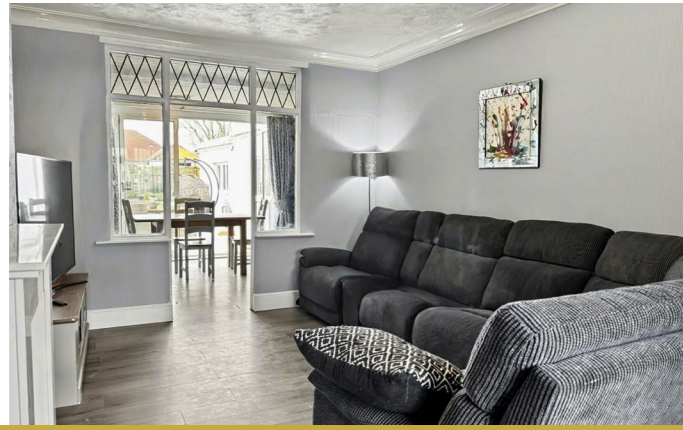
The Home of Signature Properties

Clovelly Avenue |
Thornton-Cleveleys | FY5 1RU
Offers in excess of £200,000

- Beautifully modernised three-bedroom semi-detached home in a sought-after Bispham location
- Spacious open-plan lounge/diner with bi-folding doors to the garden
- Generous rear garden extending to approximately 90ft
- Modern four-piece bathroom suite with separate bath and shower
- Replacement double glazed windows and doors in recent years
- Within walking distance of the beach and promenade
- Versatile studio-style annexe with utility and WC
- Contemporary kitchen with integrated appliances
- Block-paved driveway providing off-road parking for 2–3 vehicles
- Freehold property with gas central heating and double glazing







Hallway

7'3" x 12'4" (2.21m x 3.75m)

This bright and welcoming hallway features new laminate flooring that leads to the staircase with white balustrades and storage beneath. The neutral walls and ceiling allow for a fresh and airy ambiance, complemented by natural light from a window near the entrance.











Lounge

11'1" x 17'11" (3.38m x 5.47m)

A modern, open-plan living room that flows seamlessly into the dining area, centred around a stylish feature fireplace and enhanced by a large window that fills the space with natural light. Finished with new light grey laminate flooring, creating a bright and welcoming setting.

Dining Room

11'10" x 11'6" (3.61m x 3.51m)

Open-plan from the living room, this stylish dining area is finished in modern décor and designed for both everyday living and entertaining. Bi-folding doors open directly onto the rear garden, creating a seamless indoor–outdoor connection and allowing natural light to flood the space — perfect for family life and social gatherings.

Kitchen

7'4" x 20'4" (2.24m x 6.20m)

The kitchen is arranged in a narrow galley style, fitted with sleek dark grey base units, white work surfaces, a ceramic sink with silver mixer tap, and a tiled splashback. Integrated appliances include a double oven and gas hob with an angled extractor, all set against a newly fitted light grey laminate floor.

Annexe

12'3" x 25'7" (3.74m x 7.81m)

A standout feature of the property is the spacious studio-style annexe, offering exceptional flexibility to suit a range of uses. Complete with a utility area, separate WC and a useful store room, this versatile space can easily function as an additional bedroom, guest suite, games or cinema room, or a dedicated home office or business space.

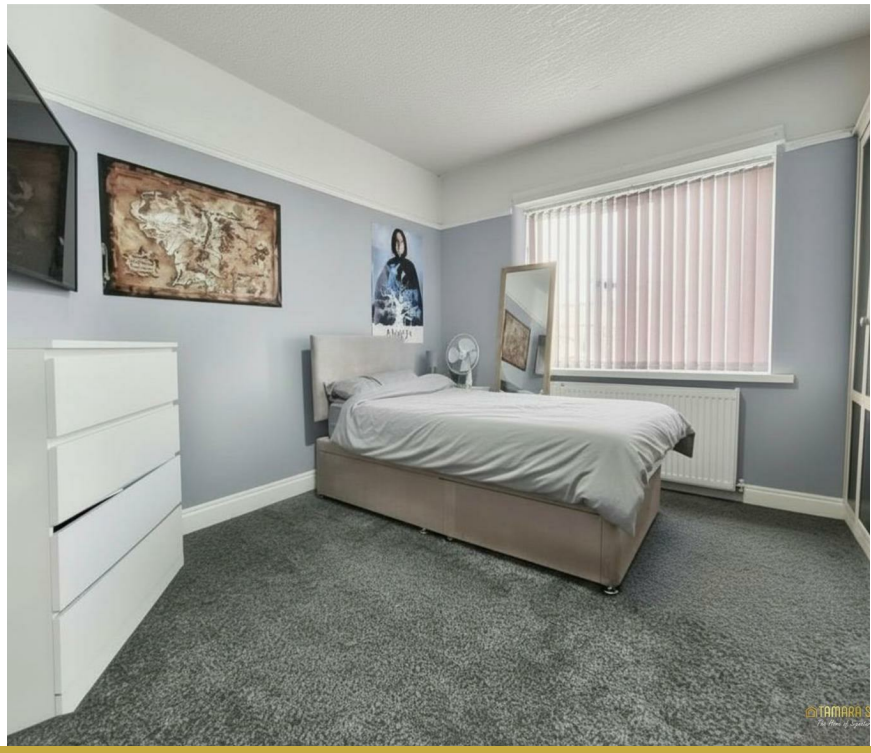
Bedroom 1

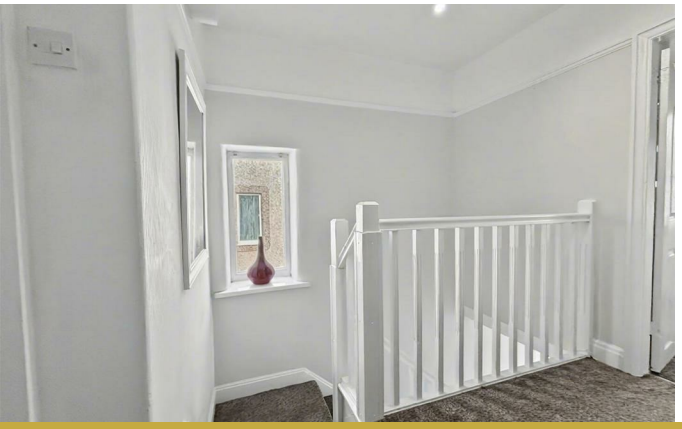
11'5" x 12'4" (3.47m x 3.76m)

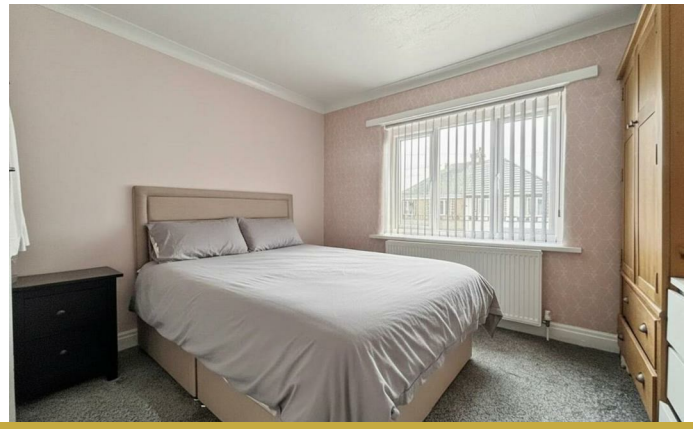
A generously sized double bedroom, recently decorated and presented in excellent condition, featuring a large window that fills the room with natural light.











Bedroom 2

11'2" x 12'10" (3.40m x 3.90m)

A further spacious double bedroom overlooking the rear garden, offering a bright and comfortable environment.

Bedroom 3/Office

7'5" x 6'8" (2.25m x 2.04m)

A well-proportioned single bedroom, ideal as a nursery, guest room, or home office.

Bathroom

7'1" x 9'9" (2.17m x 2.96m)

A spacious, modern four-piece bathroom with a walk-in shower, separate bath, wash basin and WC, finished to a contemporary standard.

Front Exterior

A block-paved driveway providing off-road parking for two to three vehicles, offering both convenience and strong kerb appeal.

Rear Garden

An impressive approximately 90-foot rear garden, thoughtfully arranged with a combination of decking and lawn. A shed provides additional storage, while the size and layout make it ideal for entertaining, relaxing, or family use.

Landing

4'6" x 8'8" (1.38m x 2.65m)

At the top of the stairs, the landing is carpeted in a soft grey and illuminated by a side window. It provides access to all first-floor bedrooms and the bathroom, with white painted banisters giving a neat finish to the space.

Important Information

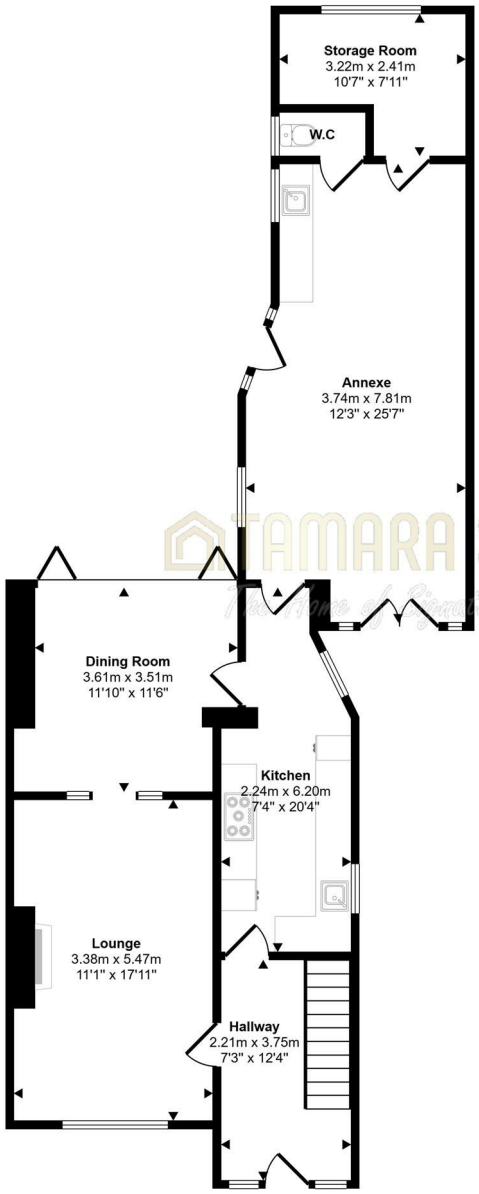
Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.



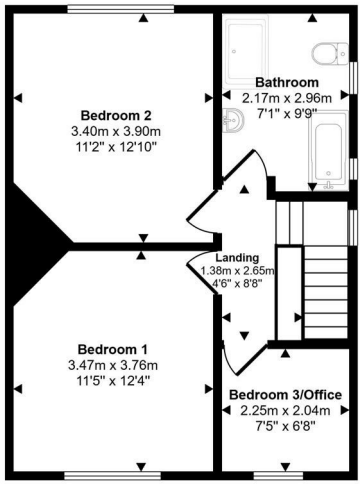




Approx Gross Internal Area
134 sq m / 1440 sq ft

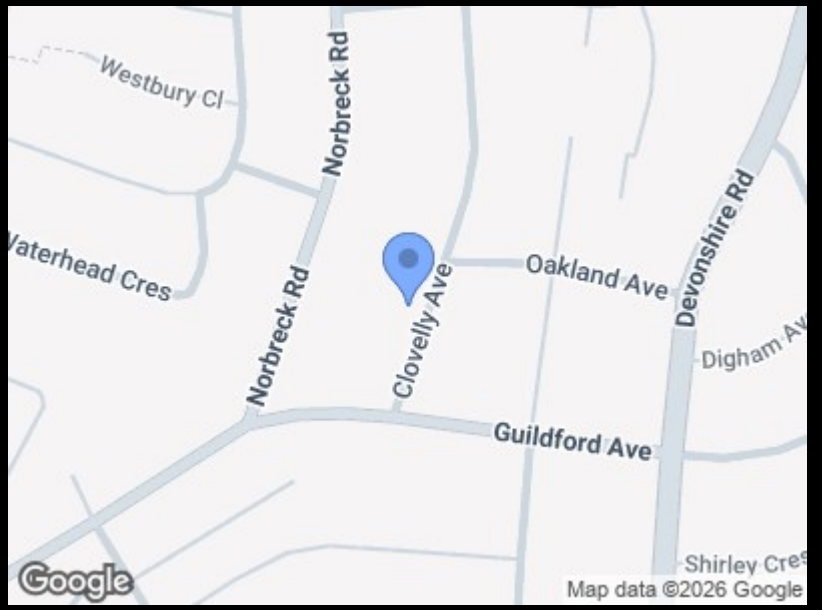


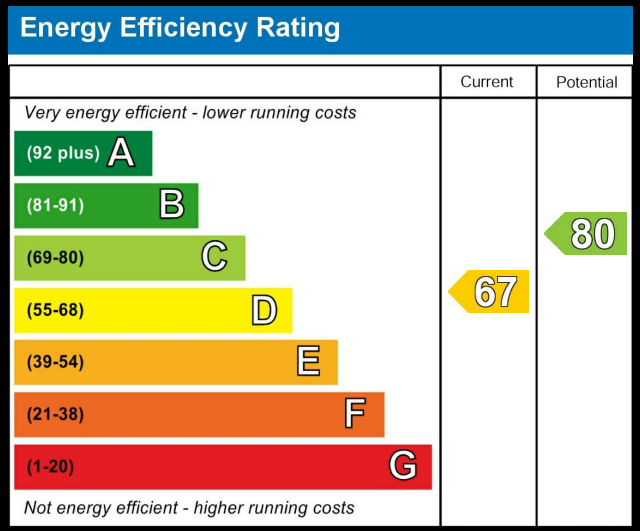
Ground Floor
Approx 89 sq m / 958 sq ft



First Floor
Approx 45 sq m / 482 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Council Tax Band **C** EPC Rating **D**

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