



West Drive | Thornton-Cleveleys | FY5 2EH

Offers in excess of £245,000

 **TAMARA SAMUELS**

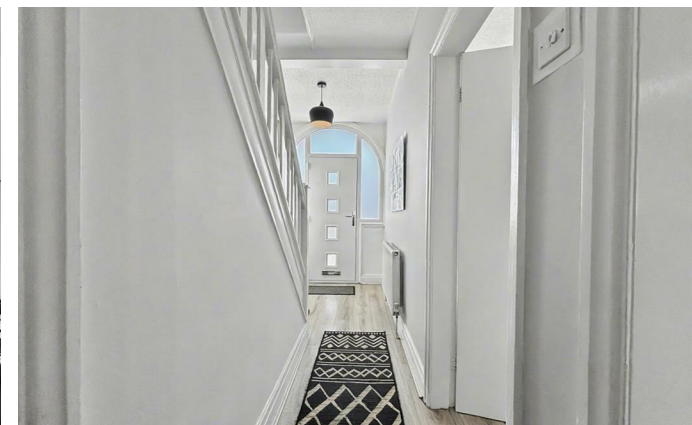
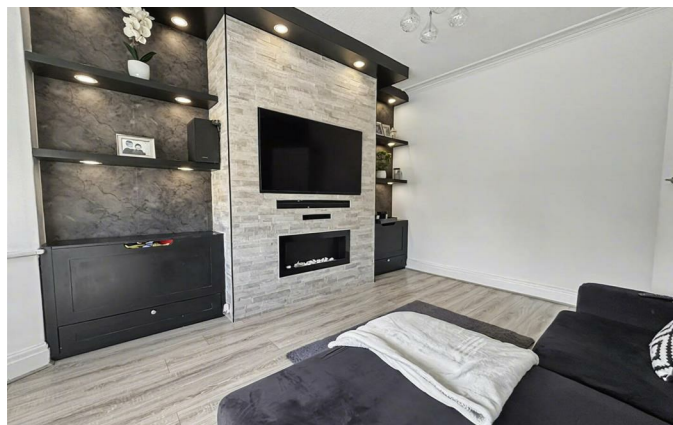
The Home of Signature Properties

West Drive |
Thornton-Cleveleys | FY5 2EH
Offers in excess of £245,000

- Well-presented semi-detached home ready for immediate occupation
- Open-plan kitchen and reception area creating a sociable hub of the home
- Generous 90 foot rear garden, perfect for entertaining and outdoor enjoyment
- Attractive opportunity for families or buyers seeking a move-in ready home
- Spacious and versatile layout ideal for modern family living
- Converted garage offering valuable additional living or office space
- Private driveway providing off-road parking for multiple vehicles
- The perfect family home

Front Exterior

The front of the property is enhanced by a new dark grey composite entrance door and matching double glazed windows, complementing the traditional semi-detached frontage with bay windows. A large patterned concrete driveway provides off-street parking for multiple vehicles, with neat fencing to either side completing the setting.



TAMARA SAMUELS
Estate Agents



Living Room

11'1" x 14'8" (3.37m x 4.47m)

The lounge is a bright and inviting room featuring a large bay window that fills the space with natural light. The décor is modern and relaxed, with a sleek media wall housing a TV above a built-in gas fireplace. Light wood-effect flooring runs throughout, complementing the crisp white walls and built-in shelving units which add practical storage and display space.

Open Plan Kitchen

16'10" x 5'6" (5.12m x 1.67m)

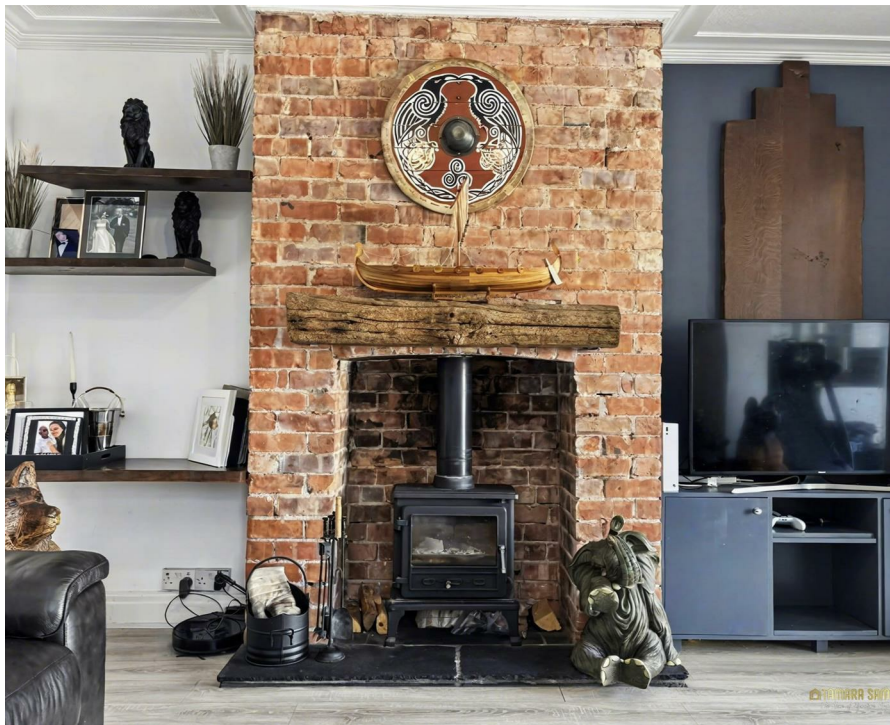
The open plan kitchen is a sleek, modern space fitted with glossy white cabinets and dark work surfaces. It features integrated appliances including an oven and hob, with a stainless steel extractor hood above. The kitchen benefits from a practical layout opening into a large dining room/family area. Light wood-effect flooring complements the contemporary design perfectly.



Open Plan Dining Room/Family Room

11'0" x 13'11" (3.36m x 4.23m)

Open-plan with the kitchen, this dining/family area features a striking brick feature wall with a wood-burning stove, creating a warm focal point. Finished with the continued light wood-effect flooring and neutral décor, the space is ideal for both everyday living and entertaining, with ample room for dining and seating. Bi-fold doors open onto the rear garden, extending approximately 90 feet, seamlessly connecting indoor and outdoor living.



Office/Games Room

8'10" x 19'9" (2.69m x 6.02m)

A spacious and versatile room, ideal as a home office, games room or additional bedroom. Recently converted from the garage, it features a sleek dark wood-effect floor running the full length, with LED spotlights throughout. Sliding glass doors open directly onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor connection.





Utility

The utility forms part of the newly converted garage and provides space for a washing machine and dryer.

WC

Positioned within the converted garage, the WC is finished to a modern standard and fitted with a toilet and wash basin, providing added convenience.

Master Bedroom

11'5" x 13'4" (3.47m x 4.06m)

This welcoming master bedroom is generously proportioned and enjoys a large bay window offering a bright aspect.

Bedroom 2

11'2" x 14'2" (3.41m x 4.33m)

A spacious double bedroom, tastefully decorated with a large window that draws in plenty of natural light and looks over the rear garden.

Bedroom 3

5'7" x 7'4" (1.69m x 2.23m)

A smaller single bedroom suitable as a child's bedroom, nursery or study.

Shower Room

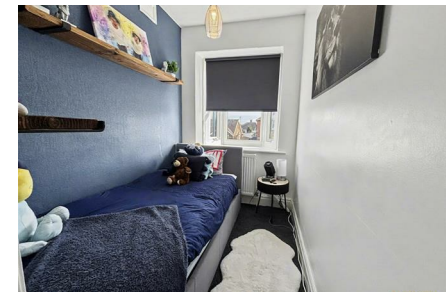
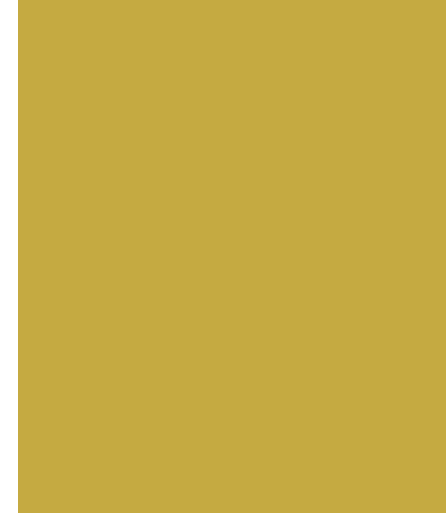
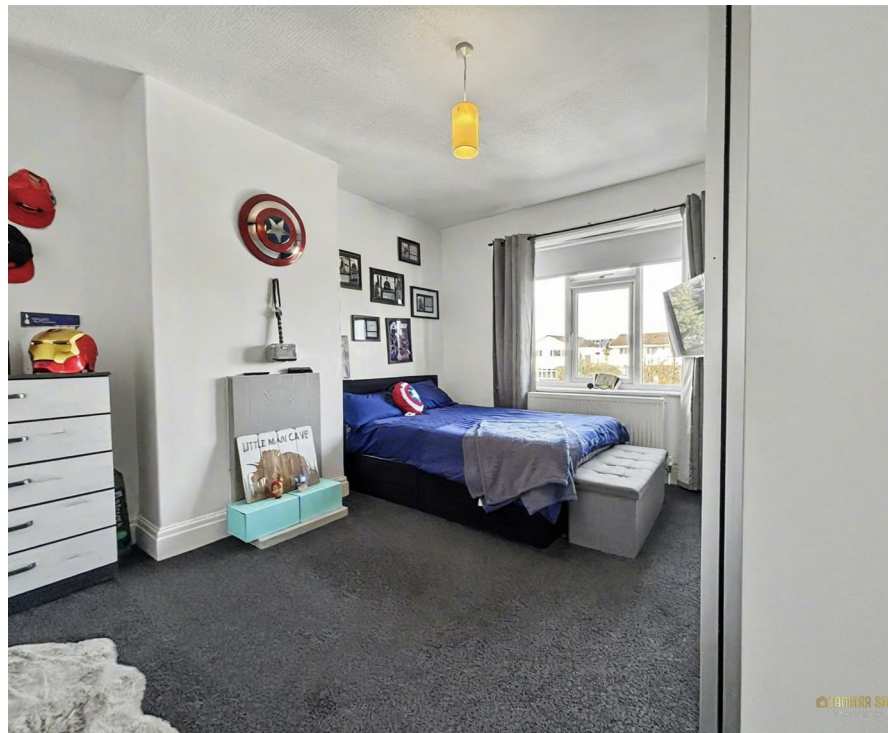
5'5" x 8'1" (1.65m x 2.47m)

The shower room is contemporary, fitted with large grey tiles and a white tiled floor that adds brightness. It features a walk-in shower area with a glass screen, a pedestal basin, a close-coupled WC, and a heated towel rail. A window provides natural light and ventilation, enhancing the fresh and modern look of the space.

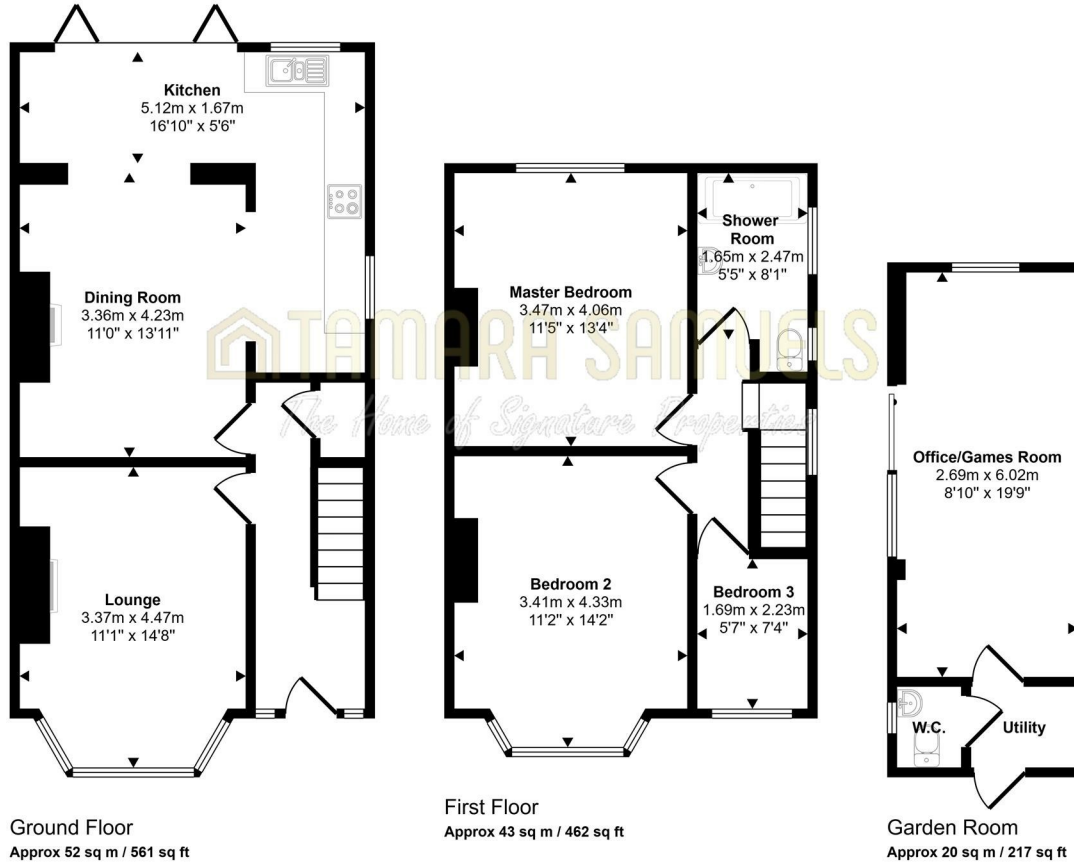
Rear Garden

90 (27.43m)

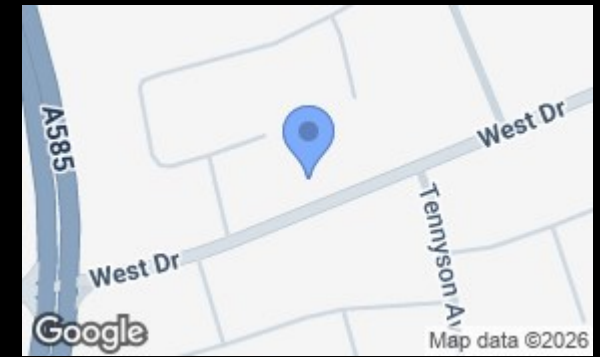
A generous rear garden measuring approximately 90ft in length. The space begins with an Indian paved patio area, ideal for outdoor seating and entertaining, leading onto a large artificial lawn providing a low-maintenance garden space.



Approx Gross Internal Area
115 sq m / 1241 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A EPC Rating E

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01253 963066
info@tamarasamuelsproperty.co.uk
www.tamarasamuelsproperty.co.uk