



**'HOE COTTAGE',  
THISTLETON ROAD,  
THISTLETON,  
PR4 3XA**

**£225,000**



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## Sought after rural village cottage with No Onward Chain

Picturesque semi-detached cottage situated in the sought after location of Thistleton village. 'Hoe Cottage' would make an ideal purchase for someone looking for a countryside residence yet within easy access of amenities and the motorway.

The property has been well maintained and provides a blank canvas for its next owner. The accommodation briefly includes, lounge, dining kitchen, two bedrooms, driveway parking, generous front gardens and small outbuilding.

Viewings come highly recommended and No onward chain.



**ACCOMMODATION:** Ground floor; entrance hall with stairs leading off. Cosy lounge with fireplace and built in storage. Fitted dining kitchen with high- and low-level units, ground floor W.C and UPVC glazed door to rear. First floor; main bedroom to the front with separate dressing area/storage. A second double bedroom sits at the rear of the property. Family bathroom with corner shower and built in storage.

**OUTSIDE:** Good sized double fronted lawned garden with tarmac pathways and boundary hedging. The rear is concrete hard standing with parking for several vehicles. Brick built outbuilding/store.

**SERVICES:** All main services are connected, gas central heating and majority double glazed windows.

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

**COUNCIL TAX:** The property is listed as council tax band D (Fylde Council).

**EPC rating** – to follow

**VIEWINGS:** Highly recommended through the Agents office.