



33 Queens Walk, Thornton-Cleveleys, Lancashire, FY5 1JU

£289,950

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Shoreline Estates are delighted to present this substantial four-bedroom family home, occupying a highly desirable position on Queens Walk and conveniently located close to local shops, excellent transport links and a prestigious local school.

The property offers an impressive amount of versatile accommodation, with the ground floor comprising three generous reception rooms, a large kitchen and a separate annexe with its own shower room, providing excellent flexibility for extended family, guests, home working or independent living. Upstairs, the property offers four well-proportioned bedrooms, making this an ideal home for a growing family.

The property has been rented for a number of years and now offers the new owner an excellent opportunity to update and personalise the accommodation to their own taste.

With its generous proportions, flexible layout and fantastic potential, this is a superb opportunity to create a truly impressive family home in a sought-after location.

Sold with NO ONWARD CHAIN.

Porch

uPVC double glazed window and entrance door.

Hallway

Meter cupboard, Stairs to first floor, Radiator

Ground Floor WC

Low flush WC

**Annex****Bedroom – 4.45m x 1.89m (14'7" x 6'2")**

uPVC double glazed window to front elevation, Radiator.

Shower Room

Corner shower cubicle, low flush WC, Vanity wash hand basin, Tiled walls, Tiled floor.

**Lounge - 3.54m x 3.53m (11'7" x 11'6")**

Living flame gas fire set in complimentary surround and hearth, uPVC double glazed bay window to front elevation, Radiator.



Second Reception Room – 3.51m x 3.35m (11'6" x 10'11")

Living flame gas fire in complimentary surround and hearth, two uPVC double glazed windows to side elevation, Radiator, Open to

Dining Room – 3.41m x 2.19m x 4.76m (11'2" x 7'2")

Radiator, Archway to kitchen and double doors leading into:

Sunroom – 3.16m x 3.49m (10'4" x 7'2")

uPVC double glazed double doors leading out to the rear garden, Two uPVC double glazed windows, Two 'Velux' Style Window, Radiator.



Kitchen – 5.57mx 4.22m (18'3" x 13'10")

A generously proportioned kitchen offering excellent space for family living, the kitchen comprises of a range of wall and base cupboard units and a large central island, Integrated double oven, hob and extractor, Single drainer stainless steel sink with mixer tap direct access out to the rear garden via the double uPVC double glazed doors. There are also two 'Velux' style windows. The kitchen would benefit from some upgrading and modernisation, providing a fantastic opportunity for the new owner to create a stylish contemporary space to their own taste.

First Floor

A spacious and light-filled landing.

Bedroom 1 – 2.78m x 3.44m (9'1" x 11'3")

A generous double bedroom with fitted wardrobes and drawers, measurements for this room are to the wardrobes, uPVC double glazed bay window to the front, Radiator.

Bedroom 2 – 3.33m x 3.46m (10'11" x 11'4")

Another spacious double bedroom overlooking the rear gardens, uPVC double glazed window, Radiator

Bedroom 3 – 2.46m x 2.57m (8'10" x 8'5")

uPVC double glazed window to side elevation, Radiator.

Bedroom 4 – 2.48m x 2.18m (8'1" x 7'1")

Range of fitted cupboards and storage, uPVC double glazed window to front elevation, Radiator.





Family Bathroom 3.83m x 4.18m (12'6" x 13'8") maximum

A four piece bathroom suite comprising of a walk in corner shower cubicle, Panelled bath, wall mounted wash hand basin, Low flush WC, Tiled walls, Tiled floor, Recessed spot lighting, Two uPVC double glazed windows and a Heated towel rail radiator.

Outside

Front

To the front of the property is a paved off-street parking

Rear

Mainly paved with laid to lawn, shed



GENERAL

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

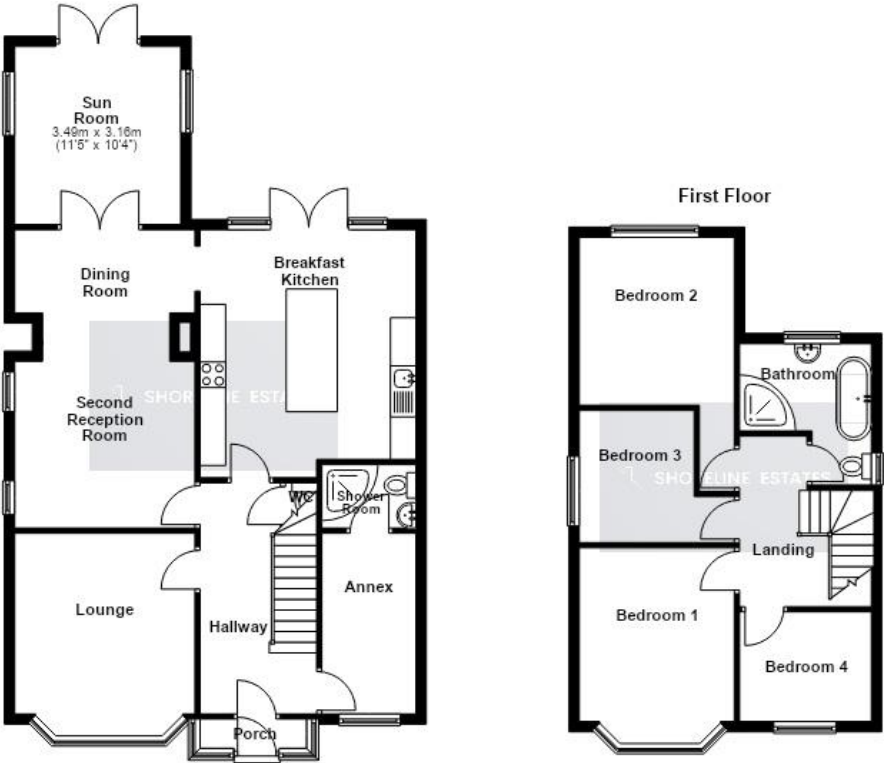
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller. Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		