

**108 HAWTHORN DRIVE  
THORNTON-CLEVELEYS  
FY5 4GU**

**OFFERS IN EXCESS OF £170,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butson.co.uk

## SENSIBLY PRICED AND READY TO WALK INTO TOWN HOUSE – A MUST VIEW

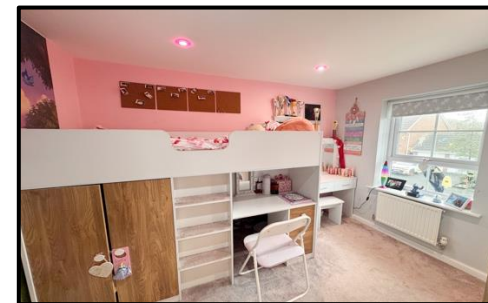
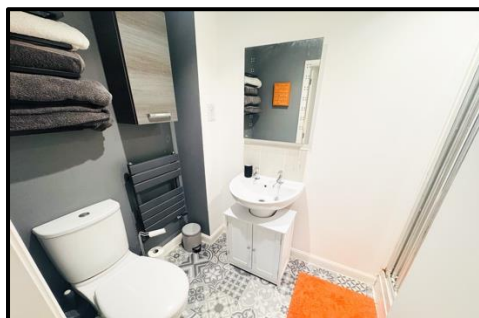
Fantastic opportunity for a young growing family. This modern build town house offers surprisingly spacious accommodation with a spacious conservatory extension and comes ready to walk into.

Situated on the 'Hawley Gardens' development off Fleetwood Road North in a convenient residential location close to amenities and shopping facilities.

The property offers well-proportioned accommodation briefly comprising of; fitted kitchen, good size lounge and extended conservatory room.

Three good bedrooms, family bathroom and en suite shower. Double-glazing and gas central heating, driveway parking and rear garden.

Early viewing essential.



**Location:** Situated on this modern build residential development known as Hawley Gardens (SAT NAV FY5 4GU), just off Fleetwood Road North. Within easy travelling distance of Cleveleys, Fleetwood and Poulton and close to local amenities.

**Style:** Modern build, family town house built by David Wilson Homes.

**Condition:** Well-presented property, including a good specification of fittings and neutral décor throughout.

**Accommodation:** Comprising, Ground floor; Entrance hallway with cloak cupboard and W.C. Good size reception room to the rear of the property with French doors into the conservatory extension which benefits under floor heating. Fitted kitchen to the front with extensive wall and base units and appliances. First floor; landing area, three good bedrooms, master with ensuite shower and family bathroom.

**Outside:** Off road parking to the front with lawned garden. Enclosed rear garden with lawn and patio area.

**Services:** All mains services are connected, gas central heating and Upvc double-glazing.

**Tenure:** We are advised the tenure of the property is TBC

**Council Tax:** The property is listed as council tax band C (Wyre borough council)

**Viewings:** To be arranged strictly through the agent's office.