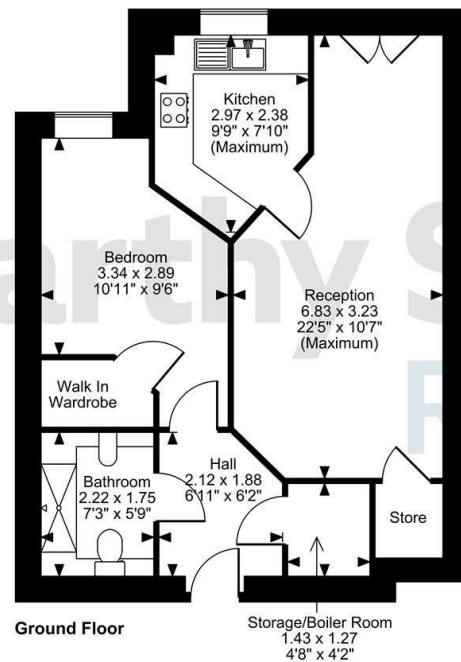


Burrstone Grange, Poachers Way, Thornton-Cleveleys  
Approximate Gross Internal Area  
527 Sq Ft/49 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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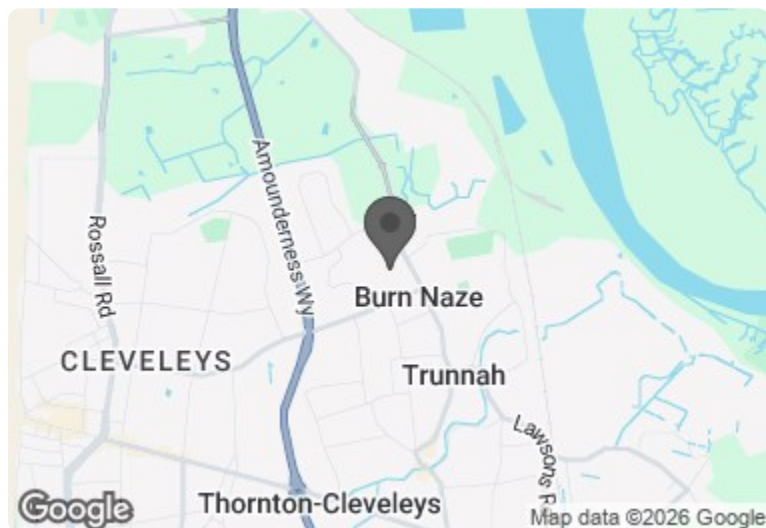
## 11 Burrstone Grange

Poachers Way, Thornton-Cleveleys, FY5 2FB

PRICE REDUCED



### Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £129,950 Leasehold

DON'T MISS THIS OPPORTUNITY TO PURCHASE THIS PRIME LOCATION 1 BEDROOM WEST & GARDEN FACING GROUND FLOOR APARTMENT WITH CAR PARKING SPACE INCLUDED worth £5,000, situated opposite the main entrance, NO ONWARD CHAIN and ready to move into immediately.

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# Poachers Way, Thornton-Cleveleys

1 Bed | £129,950

PRICE  
REDUCED

## Summary

Located 4 miles north of Blackpool, nestled between the famed coastline and the scenic Wyre Estuary Country Park, you'll find everything you need for later life at Burrstone Grange in Thornton-Cleveleys, from winding nature walks to local community events. Our development puts you right in the middle of things, with apartments available exclusively for those over 60.

All our luxury apartments come with the benefit of walk-in wardrobes, fully fitted kitchen with oven, hob & extractor fan, integrated fridge freezer and double-glazed windows. All apartments include a Sky/Sky+ connection point in the living room, as well as a telephone and TV points in both the living room and bedroom. For peace of mind, there is also a 24-hour emergency call system, house manager and fire detection equipment.

The development itself boasts landscaped gardens, a private car park and an on-site mobility scooter store. Relax in the exclusive Communal lounge and invite visitors to stay overnight in the dedicated guest suite. The complex is within easy reach of all the town's amenities - approximately 150ft from a Co-op convenience store and one mile from Marsh Mill, Thornton-Cleveleys' principal landmark and shopping village.

## Local Area

Located in Lancashire, Thornton-Cleveleys is known for its stunning 11-mile stretch of coastline, culminating in the award-winning Cleveleys beach and promenade. It's a great area to enjoy a seaside stroll, dine out at some waterfront restaurants and see some local art on the Mythic Coast Artwork Trail.

Visit the neighbouring Jubilee Gardens or take the family down to the beach for some fun in the sun (and sand!). Thornton-Cleveleys is ideal for nature-lovers. Not only are there plenty of walks to discover, but the area is also a haven for rare birds and wildlife.

Thornton village is close to Marsh Mill, Europe's tallest windmill, built in 1794. Marsh Mill Village is a quaint shopping area with a popular farmers market every second weekend of the month, as well as a few craft shops, cafes, the Bay Horse pub serving real cask ales and the contemporary fine dining restaurant, Twelve.

Thornton-Cleveleys is easily accessible, with regular Blackpool tram services and road access to the M6/Junction 32 via the A6 Garstang Road. Buses run between Cleveleys Park and Blackpool town centre, as well as Morecambe, Preston, Poulton-le-Fylde and Lytham. You can also pop into the rural village of Elswick for a famous Bonds ice cream.

Burrstone Grange is located off Fleetwood Road North on Poachers Way, for convenience there is a Co-op food store approx. 150 feet away from the main entrance door as well as a post office and newsagents within short walking distance. There are bus stops on Fleetwood Road North only 150 feet from Burrstone Grange. You'll also find a Morrisons supermarket 1.3 miles away, while the seafront is 1.5 miles from the development.

For leisure time, both Fleetwood Golf Club and Affinity Outlet Lancashire are 2.8 miles away.

## Hallway

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the lounge, bedroom and bathroom.

## Lounge

A spacious lounge with the benefit of a patio door leading to a patio area and communal landscaped gardens. There is ample space for a dining table and chairs. There are also TV and telephone points, two ceiling lights, fitted carpets, full length curtains and raised electric power sockets. Partially glazed door leads into the kitchen.

## Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above with fitted blinds. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

Double bedroom with window overlooking gardens. Ceiling light, TV and phone point, fitted carpets and raised electric

power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

## Bathroom

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, grab rails, low level WC, vanity unit with sink and illuminated mirror above as well as a heated towel rail.

## Car Parking

A car parking space worth £5,000 comes with this property. This is conveniently situated directly opposite the main entrance to the development.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge £2,990.61 per annum (for financial year ending 30/06/2026) Service charge and ground for a two bedroom property £4,485.96 & £495 pa respectively

## Lease information

It is a condition of purchase that all residents must meet the age requirements of 60 years.  
Lease Length: 999 years from 2018  
Ground rent: £425.00 per annum  
Lease review: Jan-33  
Managed by: McCarthy and Stone Management Services

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

