



Fleetwood Road | | Thornton-Cleveleys | FY5 1SF

£415,000

 **TAMARA SAMUELS**
The Home of Signature Properties

Fleetwood Road |
Thornton-Cleveleys | FY5 1SF
£415,000

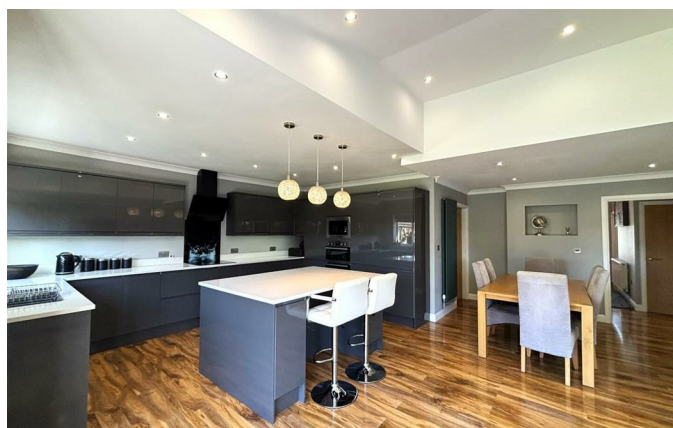
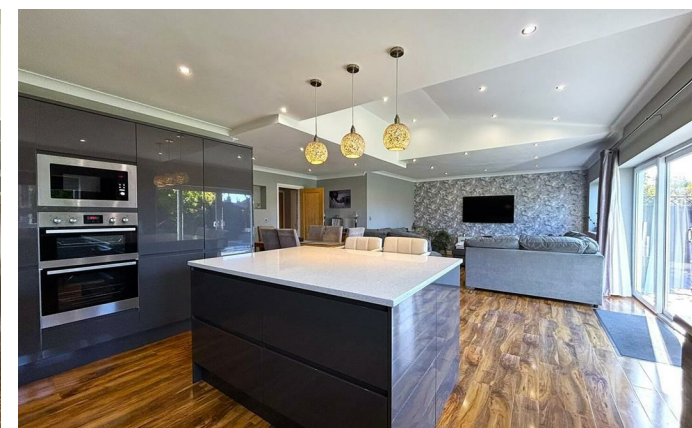
- No onward chain
- Three bedrooms, designed to allow a four-bedroom layout
- Open-plan kitchen, lounge and diner with quartz worktops and central island
- Two en-suites, two walk-in wardrobes and a four-piece main bathroom
- West-facing landscaped garden with garden bar, covered seating and slate paving
- Detached dormer bungalow renovated by the current owners
- Owner willing to install the bedroom partition by agreement
- High-gloss kitchen with integrated appliances and four-ring induction hob
- Separate utility room, garage and driveway parking for three cars
- Opposite Bispham Gala Field, approximately 0.6 miles from Norbreck beach and promenade

Kitchen Lounge Diner

32'6" x 15'3" (9.90m x 4.65m)

A spacious open-plan room with high-gloss cupboards, quartz worktops and a central island with breakfast seating. Integrated appliances include a fridge, microwave, double oven and dishwasher, alongside a four-ring induction hob and extractor.

Wide French doors with full-height glazed side panels frame the garden outlook and open directly onto the patio. Additional rear windows bring natural light across the kitchen, dining and lounge areas, with wood-effect flooring, recessed lighting and contemporary radiators completing the room.



Spacious accommodation over two floors.



Utility

10'0" x 8'11" (3.06m x 2.73m)

Fitted wall and base cupboards, work surfaces, plumbing for a washing machine and an external door.

Bathroom

9'0" x 11'6" (2.74m x 3.50m)

Four-piece bathroom with a bath, separate glass shower enclosure with rainfall-style shower and handset, vanity wash basin and WC. Finished with tiled walls and recessed lighting.

Entrance Hall

Wood-effect flooring and a timber staircase with glass balustrading leading to the galleried landing.

Landing

Galleried landing with glass balustrading and a rooflight.

Principle Bedroom - Bedroom 1 & 2

25'8" x 9'2" (7.83m x 2.80m)

A large bedroom with two en-suites and two walk-in wardrobes. Designed by the current owners to allow division into two bedrooms, as indicated by the dashed line on the floor plan. The owners are willing to install the partition by agreement.

En Suite 1

6'11" x 4'6" (2.12m x 1.38m)

Bath with shower over, wash basin and WC.

En Suite 2

6'3" x 6'5" (1.91m x 1.96m)

Corner shower enclosure, wash basin and WC.

Walk-In Wardrobe 1

12'6" x 5'7" (3.81 x 1.69)

Separate walk-in wardrobe serving the first-floor bedroom accommodation.



Walk-In Wardrobe 2

12'6" x 5'7" (3.81 x 1.69)

Second separate walk-in wardrobe serving the the first-floor bedroom accommodation.

Bedroom 3

12'6" x 13'9" (3.80m x 4.20m)

Ground-floor double bedroom with a front-facing bay window and radiator.

Bedroom 4

10'1" x 10'11" (3.07m x 3.33m)

Ground-floor double bedroom with a front-facing window and radiator.

Rear Garden

West-facing landscaped garden with a central lawn, slate paver patio, composite decking, raised planters, established borders and outside lighting.

An additional concrete slabbed area provides a base for a further garden building, subject to any necessary permissions and suitability for the proposed structure.

Garden Bar

Timber summerhouse currently used as a garden bar, with glazed double doors, adjoining covered terrace and festoon lighting.

Garage

148 sq ft (14 sq m)

Separate garage providing parking or storage.

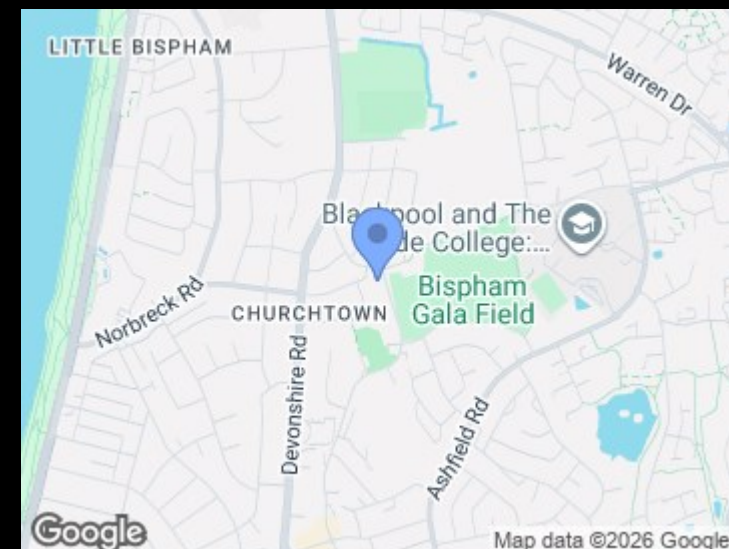
Front Exterior

Lawned frontage and a pattern-imprinted concrete driveway providing parking for three cars, with access to the garage.



Contact Tamara Samuels for a viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band D EPC Rating C

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