



Estate Agents and Valuers

**‘ FABULOUS FAMILY HOME ‘**



**25 MAPLEWOOD DRIVE THORNTON CLEVELEYS FY5 1PN**  
**PRICE £234,950**

- . HANDSOME HALL TO HALL SEMI DETACHED HOUSE
- . 3 BEDROOMS PLUS LOFT HOBBIES ROOM
- . 2 RECEPTION ROOMS
- . LARGE CONSERVATORY
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . GARDENS TO FRONT & REAR
- . DRIVEWAY & GARAGE

**DESCRIPTION** Maplewood Drive is a handsome semi detached home of the ever popular hall to hall design, set in a sought after location just a short stroll from the Promenade and within easy reach of Cleveleys town centre and Bispham Village. This superb family home offers well proportioned accommodation including three bedrooms, two separate reception rooms, a spacious conservatory and a four piece family bathroom with separate W.C. A useful loft hobbies room adds further versatility, while outside there is a garden to the front and a beautifully landscaped 60 foot rear garden, along with a driveway and garage. An excellent opportunity – viewing is essential.

**LOCATION** Proceeding out of Bispham Village along the Promenade towards Cleveleys and pass Norbeck Castle. Turn right into Shore Road and Maplewood Drive is on the left.



**25 MAPLEWOOD DRIVE THORNTON CLEVELEYS**

The accommodation comprises:-

**ON THE GROUND FLOOR**

**ENTRANCE HALL** Radiator, stairs, understairs storage cupboard.

**LOUNGE** 14'9 X 12'5. UPVC double glazed window, radiator, living flame effect gas fire on a stone effect surround.

**DINING ROOM** 12'7 X 11'6. Bifold doors to conservatory, radiator.

**KITCHEN** 16'6 X 6'10. Fitted with a range of cream base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer ceramic sink unit with mixer tap over, built in oven, hob and hood, integrated fridge and freezer, Alpha combi boiler, matching eye level cupboards, part tiled walls, radiator, UPVC double glazed window.

**CONSERVATORY** 17'5 X 15'0. UPVC double glazed windows and French doors to garden.

**ON THE FIRST FLOOR**

**LANDING** UPVC double glazed window, radiator, staircase to loft hobbies room.

**BEDROOM NO 1** 14'9 X 12'2. UPVC double glazed window, radiator, fitted wardrobes.

**BEDROOM NO 2** 12'7 X 9'7. UPVC double glazed window, radiator, understairs storage cupboard.

**BEDROOM NO 3** 9'7 X 8'10. UPVC double glazed window, radiator, fitted wardrobes.

**BATHROOM & W.C** Fitted with a four piece suite in soft cream comprising Jacuzzi bath, shower cubicle, pedestal wash hand basin, W.C – low suite, UPVC double glazed window, heated chrome style ladder towel rail.

**ON THE SECOND FLOOR**

**LOFT HOBBIES ROOM** 15'9 X 13'9. Two Velux windows, under eaves storage cupboard.

**OUTSIDE**

**LANDSCAPED GARDENS TO FRONT & REAR**

**DRIVEWAY**

**GARAGE** Up and over and personal door.

**TENURE** Freehold.

**SERVICES** All mains services – gas fired central heating.

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week. **COUNCIL TAX BAND:- C**