



10 Rock Street, Thornton, Lancashire

Deceptive Two-Bedroom Terraced House

£99,950

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IDEAL FIRST-TIME BUY OR INVESTMENT – NO ONWARD CHAIN

Shoreline Estates are delighted to present this traditional terraced property in a convenient residential location in Thornton-Cleveleys. Offering excellent potential for first-time buyers and investors alike, the property benefits from a fitted kitchen with integrated cooking appliances and an enclosed, low-maintenance rear yard with gated access. Whilst offering scope for cosmetic improvements, this is a fantastic opportunity to create a lovely home or investment property.

Vestibule – uPVC double glazed entrance door. Door leading into

Lounge 14'8" x 12'7" (4.47m x 3.84m) – Feature slate effect surround and hearth, Meter cupboard, uPVC double glazed window, Radiator.

Dining Kitchen 14'8" x 11'2" (4.47m x 3.4m) - Modern dining kitchen comprising of modern grey wall and base cupboard unit's with complimentary roll top work tops, Stainless steel round bowl and drainer sink with mixer tap, Cupboard housing boiler, Integrated double oven, Electric hob with extractor over, Integrated microwave, Part tiled walls, Tiled floor, uPVC double glazed window to rear elevation, uPVC double glazed door leading to enclosed rear yard.

Bedroom 14'8" x 12'7" (4.47m x 3.84m) – uPVC double glazed window to front elevation, Radiator.

Bedroom 11'8" x 5'8" (3.56m x 1.73m) uPVC double glazed window to rear elevation, Radiator.

Bathroom 5'9" x 5'2" (1.75m x 1.57m) – Three-piece bathroom suite, comprising of a panelled bath with shower over, Pedestal wash hand basin, Low flush WC, uPVC double glazed window.

OUTSIDE:

Rear Yard – Low maintenance rear yard

Key Features

NO ONWARD CHAIN
Spacious Lounge
Modern Dining Kitchen
Two Bedrooms
Bathroom
Rear Yard
uPVC Double Glazing
Gas Central Heating

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GENERAL

TENURE

Leasehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)
There is a maintenance charge which is currently £85.00 per calendar month, which covers all general maintenance and upkeep of the communal areas, car park and building.

COUNCIL TAX

Shoreline Estates have been informed that the property is Council Tax Band B and the Local Authority Is Wyre Council

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 was prepared by Shoreline Estates in accordance with the sellers' instructions.

WARRANTIES

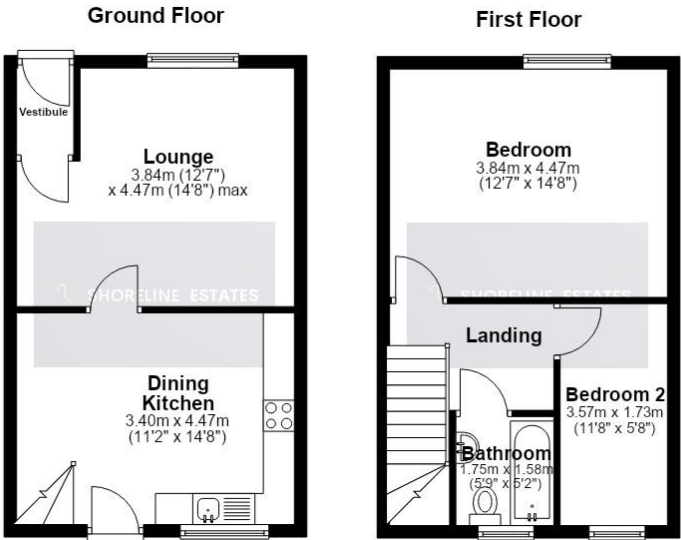
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



FREE VALUATION

If you would like an independent and completely free market appraisal, please contact
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