



**Chestnut Gardens  
Thornton-Cleveleys, FY5 4HS**

Offers in Excess of £155,000

**GGO**  
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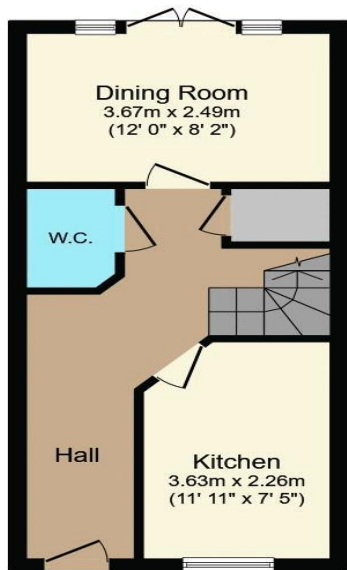
## MAIN FEATURES:

- **Well Presented Mid Terrace Town House Benefitting from No Onward Chain!**
- **Modern Fitted High Gloss Kitchen**
- **Lounge & Separate Ground Floor Dining Room**
- **Master Bedroom with En-suite**
- **Two Further Bedrooms**
- **Family Bathroom with Four Piece Suite**
- **Low Maintenance Rear Garden**

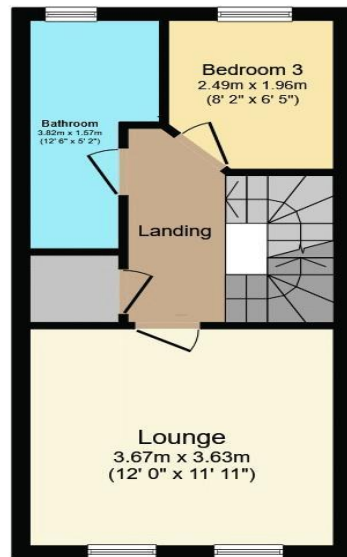
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Situated within the popular residential location of Chestnut Gardens, this well presented mid-terrace town house offers spacious accommodation arranged over three floors and is offered for sale with the added benefit of no onward chain, making it an ideal purchase for first time buyers, families or investors alike. The ground floor features a modern fitted high gloss kitchen and dining room, providing a stylish and practical space for everyday living and entertaining. Double doors open directly onto the low maintenance rear garden, creating a bright and sociable area with easy access to outdoor space. To the first floor there is a generous lounge, a well proportioned bedroom and a family bathroom comprising a four piece suite, including bath, separate shower, wash basin and WC. The second floor offers a spacious master bedroom with en-suite, together with a further bedroom, providing flexible accommodation to suit a range of buyers. Externally the property benefits from off road parking and an enclosed rear garden designed for ease of maintenance.

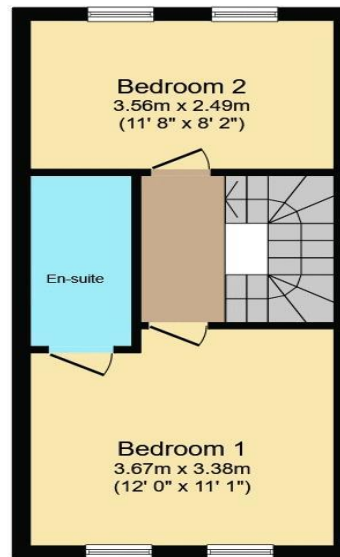
Chestnut Gardens is conveniently located close to local shops, supermarkets, well regarded schools and excellent transport links, with the nearby Cleveleys promenade and seafront offering beautiful coastal walks, cafés and leisure facilities.



**Ground Floor**  
Floor area 32.2 sq.m. (347 sq.ft.) approx



**First Floor**  
Floor area 32.2 sq.m. (347 sq.ft.) approx



**Second Floor**  
Floor area 32.2 sq.m. (347 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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