



9 Fairsnape Close, Meadow Gate,
Thornton-Cleveleys, FY5 3US

£215,500

Sat in arguably one of the most envied positions of the whole development, with a **FABULOUS** rear aspect overlooking parkland and then all the way over to the hills in the distance, this Family size Semi isn't yet three years old and still just feels 'brand new'. Immaculate throughout with a crisp, contemporary decor scheme, No.9 is an absolute **MUST** for any viewing shortlist.

- Lounge - over 16'
- Stunning Dining Kitchen
- Ground floor WC
- Three Bedrooms - en-suite to the Master
- Family Bathroom
- Gardens
- Two parking spaces
- Open aspects to the rear

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Hall: Double glazed window and door, Radiator.

WC: Low flush WC, Wash basin, Extractor fan, Radiator.

Lounge: 16'6" x 11'7" (5.03 m x 3.53 m) TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 15'0" x 9'0" (4.57 m x 2.74 m) Beautiful modern fitted wall and base cupboard units with a generous amount of work surface area, Integrated oven and hob with extractor fan over, Integrated fridge freezer, Plumbed for washing machine, UPVC French doors to the rear garden, Radiator.

First Floor:

Landing: Airing/storage cupboard.

Bedroom 1: 10'0" x 10'0" (3.05 m x 3.05 m) Built in wardrobes, UPVC double glazed window, Radiator.

En-Suite: Comprising; Shower cubicle, Wash basin, Low flush WC, Extractor fan, Part tiled walls, UPVC double glazed window, Radiator.

Bedroom 2: 9'1" x 8'7" (2.77 m x 2.62 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'1" x 6'1" (2.77 m x 1.85 m) UPVC double glazed window, Radiator.

Family Bathroom: A stunning three piece suite comprising: Panelled bath, Wash basin, Low flush WC, Extractor fan, Shaver point, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Open plan front, Laid to a combination of lawn and paving.

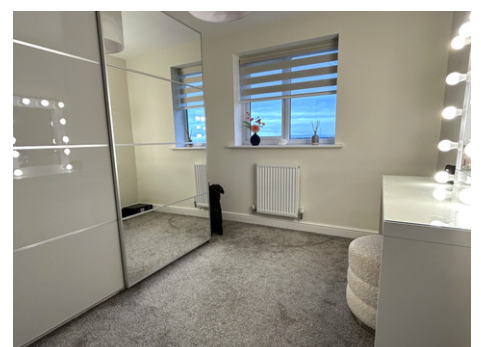
Rear: Mostly laid to lawn with fenced boundaries and patio area.

Parking: Two spaces to the front of the property.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2076.44 (2025/26)



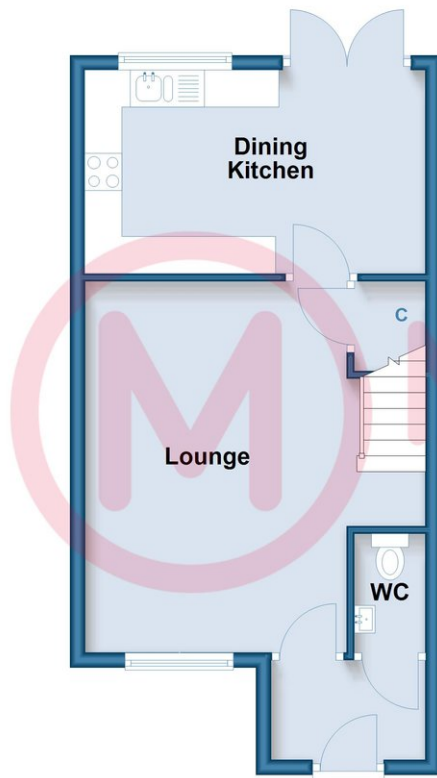
Directions: From our Bispham Office, travel inland along Red Bank Road turning left at the roundabout into Devonshire Road. Continue along to the first set of traffic lights, turn right into Warren Drive. Pass over two mini roundabouts, and at the next roundabout turn left into White Carr Lane. Take the second right into Easington Fell Road, and Fairsnape is the fifth left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

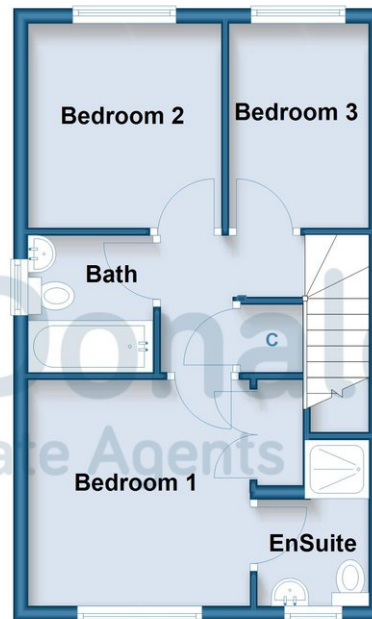
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Fairsnape Close

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