

5 Welwyn Place, Thornton-Cleveleys

Thornton-Cleveleys

Offers Over £180,000

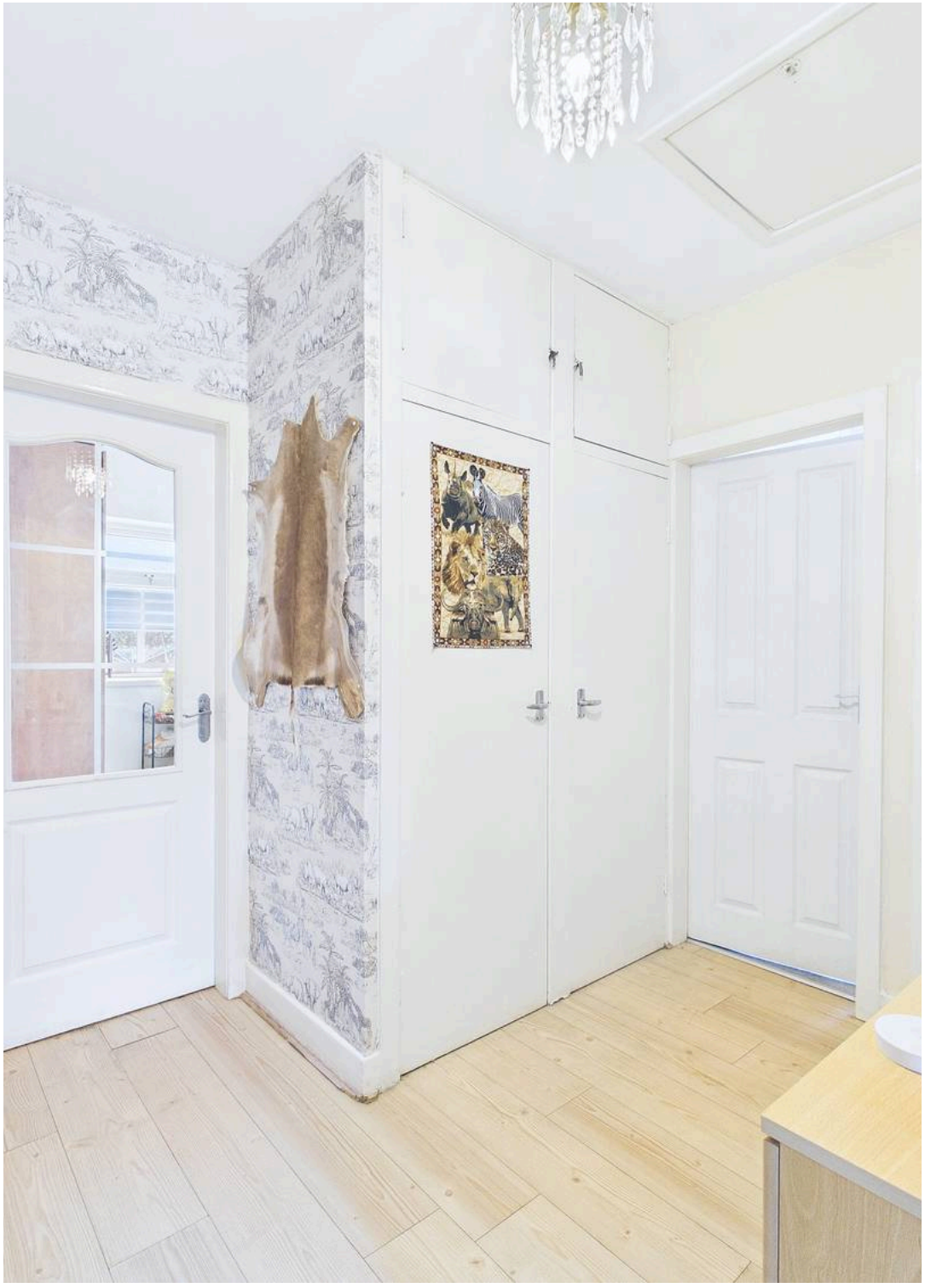
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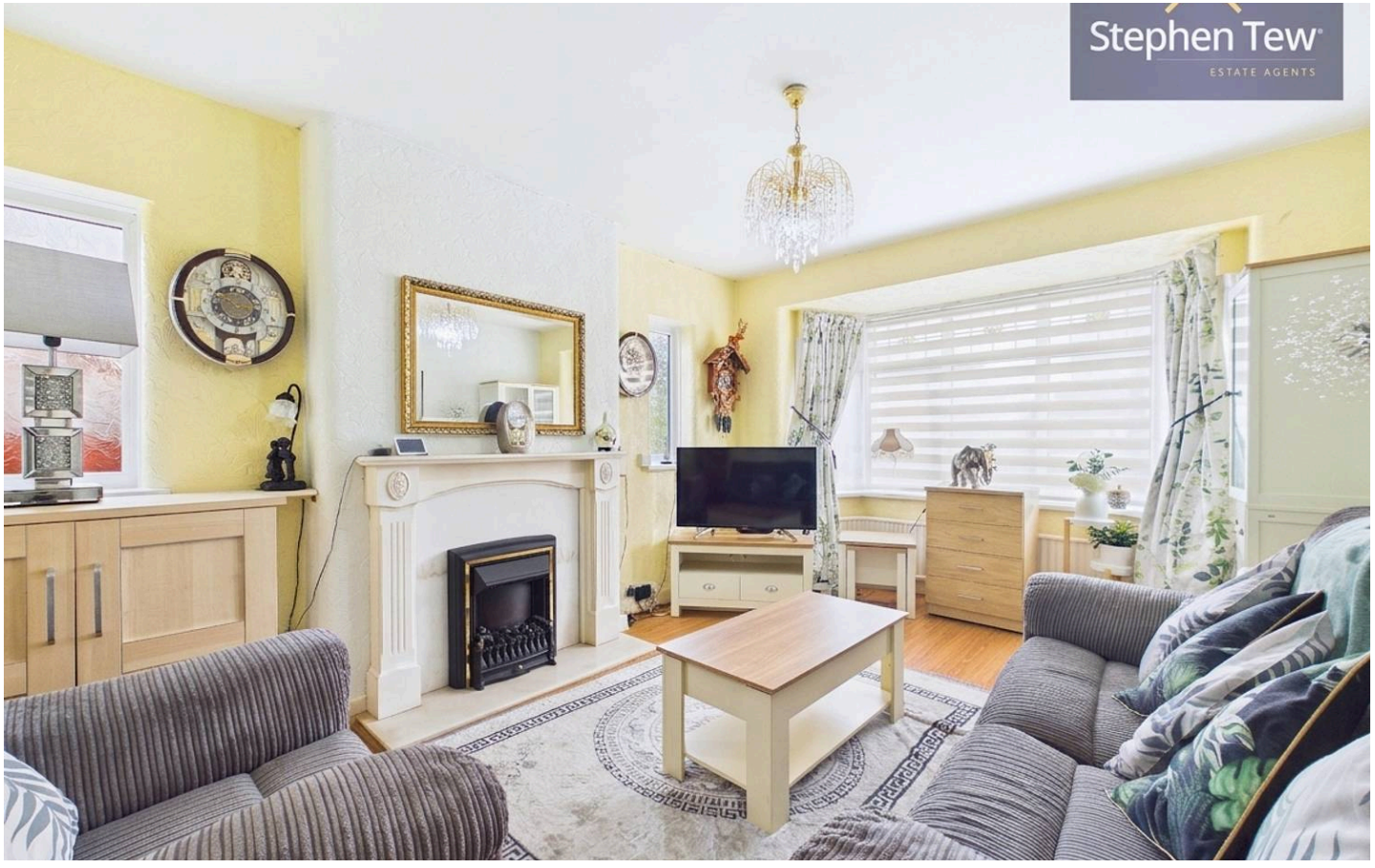
Thornton-Cleveleys

This well presented two bedroom semi detached true bungalow offers an exceptional opportunity to secure a stylish and comfortable home in a highly sought-after residential location, close to local amenities, convenient transport links and reputable schools. Upon entering the property, you are welcomed into the entrance vestibule that opens into a spacious hallway, setting the tone for the rest of the home. The inviting lounge is enhanced by a feature fireplace, providing a warm and welcoming space for relaxation and entertaining. The kitchen is thoughtfully designed, featuring ample storage and workspace, making it both practical and attractive. To the rear, the orangery (or conservatory) provides a versatile additional living area, complete with a convenient WC, perfect for use as a dining area, reading room or home office. Both bedrooms are generous doubles, offering plenty of space for furnishings and storage, while the bathroom/wet room is complemented by a separate WC for added convenience. A particular highlight of the property is the spacious, fully boarded loft, accessed via a pull down ladder from the hallway (this area offers excellent potential for conversion to additional bedrooms or living space, subject to the necessary permissions). The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Additional features include on street parking and the advantage of off street parking with a garage, which is accessed via the rear alley (the garage can also be accessed directly from the garden, providing flexibility and security). This bungalow represents a rare opportunity to acquire a well maintained and versatile home in a desirable area, with scope for further development to suit your needs. Whether you are seeking a property to move into straight away or one with the potential to create your dream home, this superb bungalow offers both. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer and the possibilities it presents.
Council Tax band: B

Tenure: Freehold

- Well Presented Semi Detached True Bungalow Situated In A Desirable Residential Location Close To Local Amenities, Transport Links And Schools
- Entrance Vestibule, Hallway, Lounge, Kitchen, Orangery/Conservatory With A WC









Entrance Vestibule
2' 6" x 4' 0" (0.77m x 1.23m)

Hallway
13' 11" x 3' 11" (4.25m x 1.20m)

Lounge
15' 9" x 11' 2" (4.81m x 3.40m)

Kitchen
7' 6" x 13' 7" (2.28m x 4.14m)

Orangery/Conservatory
8' 10" x 22' 4" (2.70m x 6.81m)

Orangery/Conservatory WC
4' 1" x 3' 5" (1.25m x 1.03m)

Bedroom 1
11' 11" x 11' 6" (3.62m x 3.51m)

Bedroom 2
12' 8" x 9' 5" (3.85m x 2.88m)

Bathroom/Wet Room
4' 10" x 5' 5" (1.47m x 1.65m)

WC
2' 7" x 5' 5" (0.80m x 1.66m)

Loft
30' 8" x 26' 7" (9.34m x 8.11m)

Garage
17' 9" x 9' 4" (5.40m x 2.85m)







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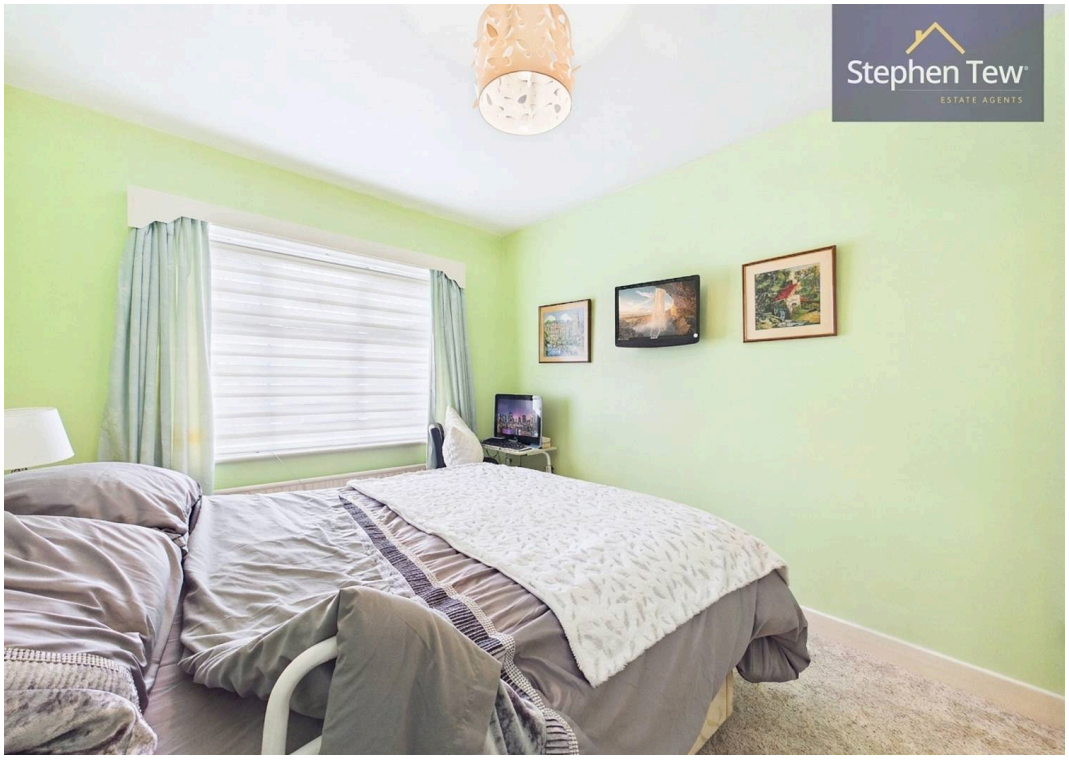
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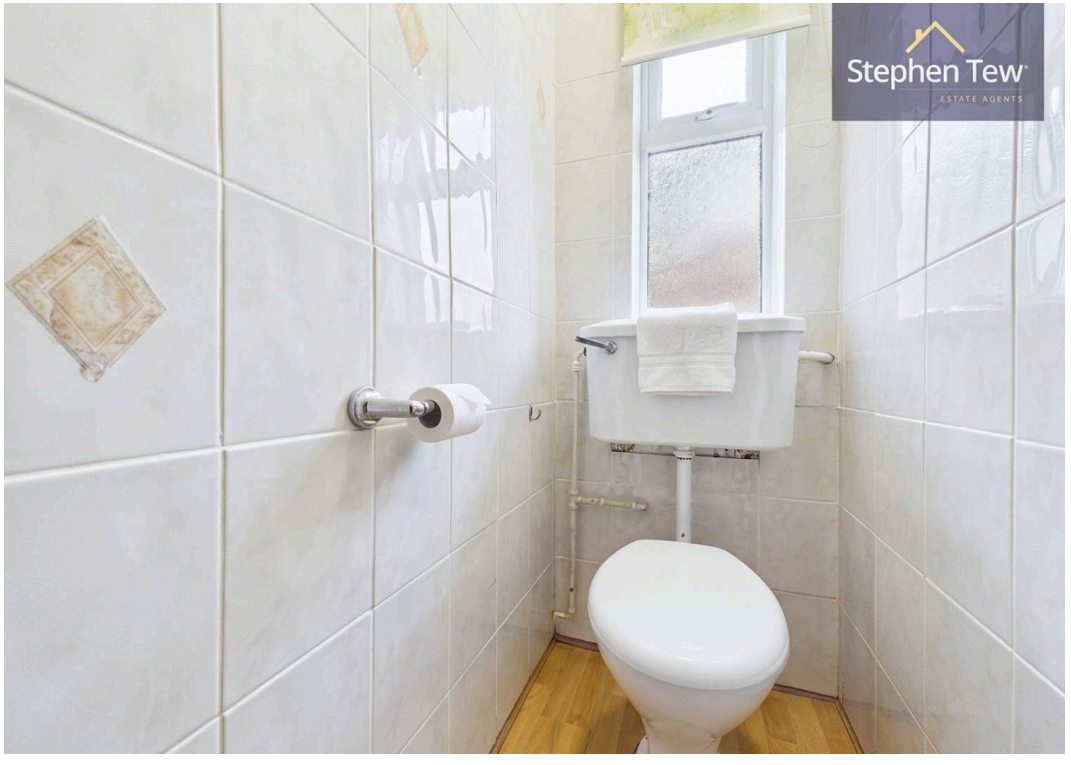
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REAR GARDEN

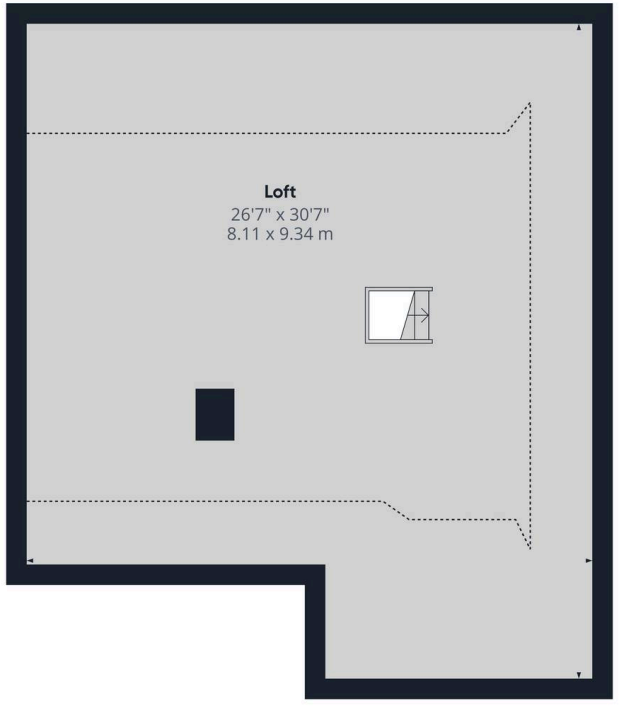
FRONT GARDEN

ON STREET

1 Parking Space

GARAGE

Single Garage



Floor 2 Building 1

Approximate total area(1)
730 ft²
67.8 m²

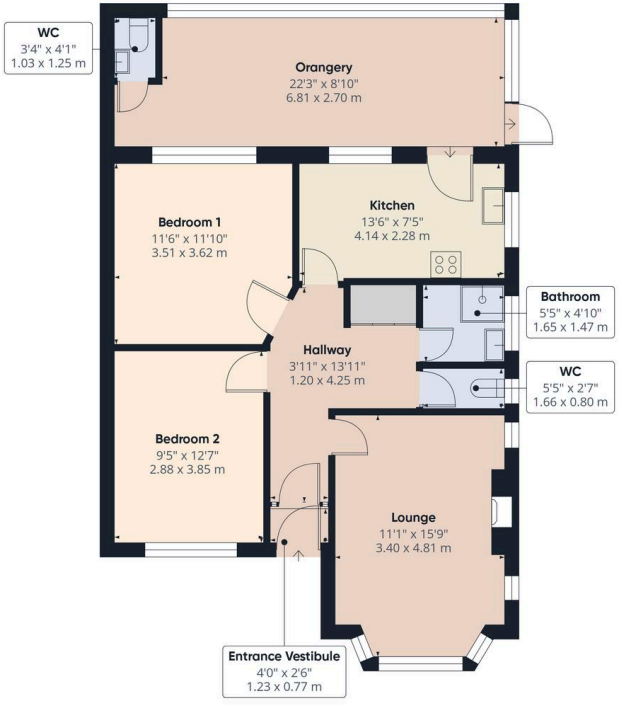
Reduced headroom
336 ft²
31.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Approximate total area(1)
898 ft²
83.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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