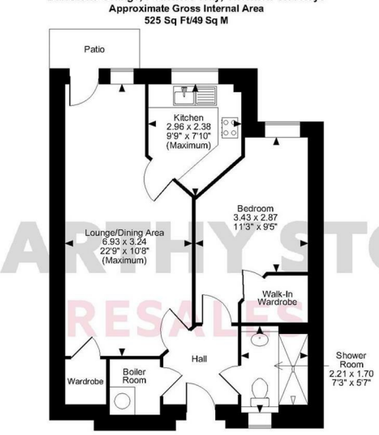
Excellent

Trustpilot

McCarthy & Stone
Resales.

Burrstone Grange, Poachers Way, Thornton-Cleveleys
Approximate Gross Internal Area
525 Sq Ft/49 Sq M

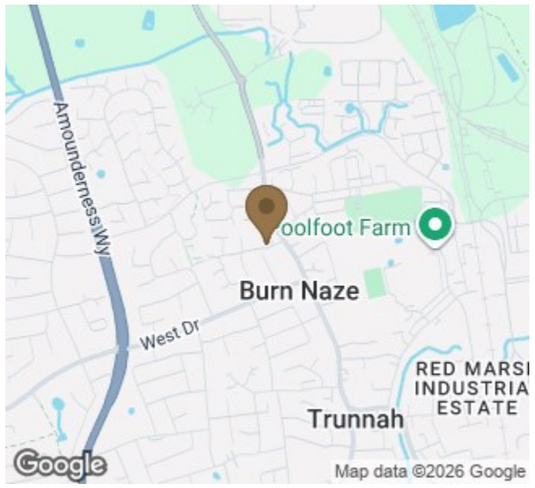


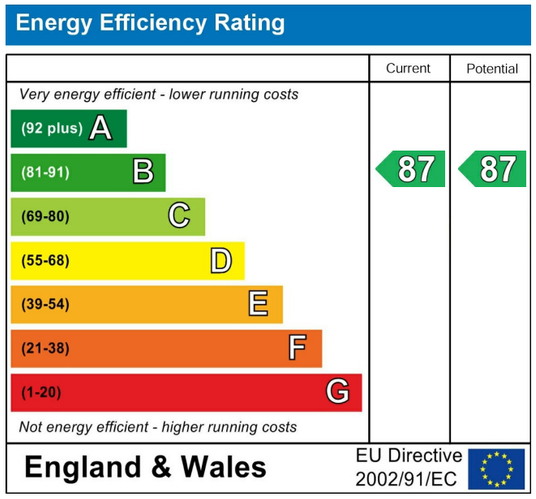


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Ground Floor

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Registered in England and Wales No. 10716544

The Property Ombudsman







5 Burrstone Grange

Poachers Way, Thornton-Cleveleys, FY5 2FB

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Burrstone Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £120,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bed ground floor apartment
- Spacious double bedroom with walk in wardrobe
- Private Patio
- Communal homeowners lounge
- House Manager
- Convenient for transport links
- Guest suite for friends and family
- 24/7 CareLine call system
- Landscaped Gardens
- Exclusive over 60's retirement development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Burrstone Grange, Thornton-Cleveleys

1 | 1 | Offers in the region of £120,000

Burrstone Grange
Located just four miles north of Blackpool, between the stunning Fylde Coast and the beautiful Wyre Estuary Country Park, Burrstone Grange offers the perfect setting for enjoyable and independent retirement living. Designed exclusively for the over-60s, this welcoming development places you at the heart of a thriving community, with scenic walks, local amenities and social opportunities all close by.

The development features thoughtfully designed one and two-bedroom apartments, each finished to a high standard. Apartments benefit from fully fitted kitchens with integrated appliances, walk-in wardrobes, double-glazed windows, and Sky/Sky+ connectivity in the living room, along with TV and telephone points in both the lounge and bedroom. For added peace of mind, residents enjoy a 24-hour emergency call system, onsite House Manager and comprehensive fire safety systems.

Burrstone Grange also offers a range of excellent communal facilities, including beautifully landscaped gardens, a residents' lounge, guest suite for visiting family and friends, private parking and a dedicated mobility scooter store. A Co-op convenience store is located just moments from the development, while a post office, newsagents and a variety of local services are all within easy walking distance.

Thornton-Cleveleys is renowned for its stunning 11-mile coastline, featuring the award-winning Cleveleys Beach and promenade. Residents can enjoy seaside walks, waterfront dining, local art installations along the Mythic Coast Artwork Trail and the nearby Jubilee Gardens. Nature enthusiasts will appreciate the abundance of wildlife and walking routes throughout the area, while golf, shopping and leisure facilities are all easily accessible.

The nearby Marsh Mill Village, centred around Europe's tallest windmill dating back to 1794, offers boutique shops, cafés, a traditional pub and a popular farmers' market held twice monthly. For those looking to travel further afield, regular bus and tram services provide convenient links to Blackpool, Preston, Poulton-le-Fylde, Lytham and surrounding areas.

Ideally situated on Poachers Way, just off Fleetwood Road North, Burrstone Grange combines the tranquillity of coastal retirement living with excellent access to everyday amenities. The seafront is approximately 1.5 miles away, Morrisons supermarket is within easy reach, and both Fleetwood Golf Club and Affinity Lancashire Outlet Shopping Village are less than three miles from the development.

Burrstone Grange offers a superb opportunity to enjoy a secure, comfortable and sociable retirement lifestyle in one of Lancashire's most desirable coastal locations

Property Overview
This deceptively spacious well-presented one-bedroom ground-floor south-facing apartment overlooks the side of the development and the communal gardens. It features a bright, spacious lounge with direct access to a private patio, a modern fitted kitchen with integrated appliances and a generous double bedroom with a walk-in wardrobe and with a contemporary showeroom and a spacious utility room housing a washer-dryer. Within a short walking distance of the homeowners lounge and the shoppers' entrance providing convenient access to the local supermarket for everyday essentials.

Social Lifestyle
The Communal Lounge is at the heart of the community at Burrstone Grange and is where the majority of social gatherings take place. Regular activities include coffee mornings, bingo, sit down exercise classes, movie nights, indoor bowls, board games, charity events and quiz's.

They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Burrstone Grange is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services
- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,248.87 per annum (up to financial year end 30/06/27).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information
It is a condition of purchase that all residents must meet the age requirements of 60 years.
Lease length: 999 years from 2018
Ground rent: £425 per annum
Ground rent review: January 2033
Managed by: McCarthy and Stone Management Services

Car parking
Car Parking spaces are available for purchase at a cost of £5000. Please check with the House Manager on site for availability.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.







