



**Woodley Avenue
Thornton-Cleveleys, FY5 4EJ**

Guide Price £270,000

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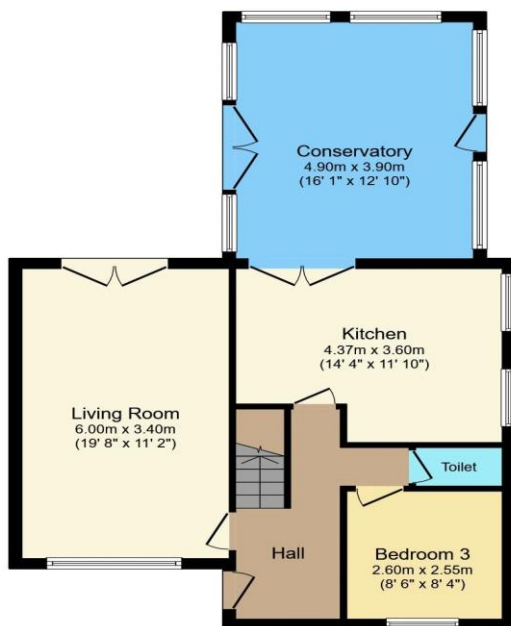


MAIN FEATURES:

- **Well Presented Detached House with Gated Driveway**
- **Fitted Kitchen with Central Island**
- **Good Size Lounge & Conservatory**
- **Ground Floor Bedroom Three & Two First Floor Bedrooms**
- **Family Bathroom Comprising a Four Piece Suite**
- **Attractive Low Maintenance Rear Garden**
- **Garage**

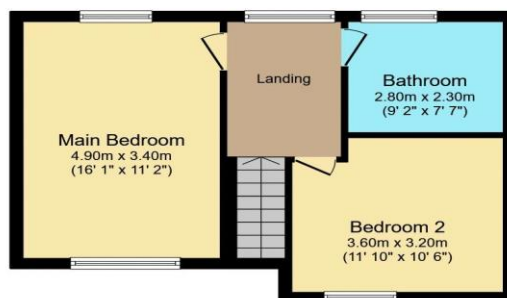
Discover this well-presented detached home situated in a highly sought-after residential area, offering comfort, convenience and a welcoming sense of space throughout. Set behind a gated driveway, the property provides excellent privacy and secure off-road parking, along with the added benefit of a garage. Inside, the heart of the home is the superb fitted kitchen, complete with a stylish central island and seamless flow into the bright and airy conservatory – an ideal spot for relaxed dining or enjoying views of the garden all year round. The good-sized lounge offers a warm and inviting living space, perfect for both quiet evenings and family gatherings. The layout includes a ground-floor bedroom, with two further bedrooms on the first floor, making the property suitable for a range of lifestyles, from growing families to buyers seeking flexible living arrangements. The family bathroom features a modern four-piece suite, providing both practicality and comfort. Outside, the attractive, low-maintenance rear garden offers a peaceful retreat, ideal for outdoor entertaining or simply unwinding.

Woodley Avenue enjoys excellent local amenities, including well-regarded schools, shops, parks, and reliable transport links. The location provides easy access to the Fylde Coast's beaches and leisure facilities, making it a wonderfully balanced place to live – quiet, friendly, and convenient. A fantastic opportunity to secure a desirable home in a popular area, available with no onward chain. Early viewing is highly recommended.



Ground Floor

Floor area 72.6 sq.m. (781 sq.ft.) approx



First Floor

Floor area 41.0 sq.m. (441 sq.ft.) approx

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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