

Fleetwood Road | | Thornton-Cleveleys | FY5 1SF

£415,000

TAMARA SAMUELS

The Home of Signature Properties

Fleetwood Road | Thornton-Cleveleys | FY5 1SF

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- No onward chain
- Detached dormer bungalow renovated by the current owners
- Three bedrooms, designed to allow a four-bedroom layout
- Owner willing to install the bedroom partition by agreement
- Open-plan kitchen, lounge and diner with quartz worktops and central island
- High-gloss kitchen with integrated appliances and four-ring induction hob
- Two en-suites, two walk-in wardrobes and a four-piece main bathroom
- Separate utility room, garage and driveway parking for three cars
- West-facing landscaped garden with garden bar, covered seating and slate paving
- Opposite Bispham Gala Field, approximately 0.6 miles from Norbreck beach and promenade

Kitchen Lounge Diner

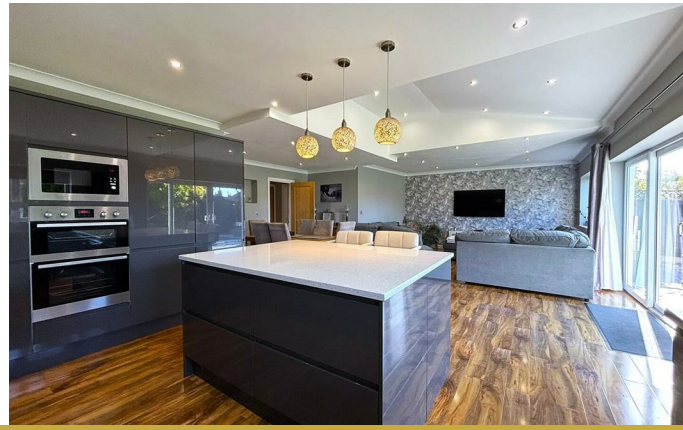
32'6" x 15'3" (9.90m x 4.65m)

A spacious open-plan room with high-gloss cupboards, quartz worktops and a central island with breakfast seating. Integrated appliances include a fridge, microwave, double oven and dishwasher, alongside a four-ring induction hob and extractor.

Wide French doors with full-height glazed side panels frame the garden outlook and open directly onto the patio. Additional rear windows bring natural light across the kitchen, dining and lounge areas, with wood-effect flooring, recessed lighting and contemporary radiators completing the room.







Spacious accommodation over two floors.











Utility
10'0" x 8'11" (3.06m x 2.73m)
Fitted wall and base cupboards, work surfaces, plumbing for a washing machine and an external door.

Bathroom
9'0" x 11'6" (2.74m x 3.50m)
Four-piece bathroom with a bath, separate glass shower enclosure with rainfall-style shower and handset, vanity wash basin and WC. Finished with tiled walls and recessed lighting.

Entrance Hall
Wood-effect flooring and a timber staircase with glass balustrading leading to the galleried landing.

Landing
Galleried landing with glass balustrading and a rooflight.

Principle Bedroom - Bedroom 1 & 2
25'8" x 9'2" (7.83m x 2.80m)
A large bedroom with two en-suites and two walk-in wardrobes. Designed by the current owners to allow division into two bedrooms, as indicated by the dashed line on the floor plan. The owners are willing to install the partition by agreement.

En Suite 1
6'11" x 4'6" (2.12m x 1.38m)
Bath with shower over, wash basin and WC.

En Suite 2
6'3" x 6'5" (1.91m x 1.96m)
Corner shower enclosure, wash basin and WC.

Walk-In Wardrobe 1
12'6" x 5'7" (3.81 x 1.69)
Separate walk-in wardrobe serving the first-floor bedroom accommodation.

Walk-In Wardrobe 2
12'6" x 5'7" (3.81 x 1.69)
Second separate walk-in wardrobe serving the the first-floor bedroom accommodation.











Bedroom 3
12'6" x 13'9" (3.80m x 4.20m)
Ground-floor double bedroom with a front-facing bay window and radiator.

Bedroom 4
10'1" x 10'11" (3.07m x 3.33m)
Ground-floor double bedroom with a front-facing window and radiator.

Rear Garden
West-facing landscaped garden with a central lawn, slate paver patio, composite decking, raised planters, established borders and outside lighting.

An additional concrete slabbed area provides a base for a further garden building, subject to any necessary permissions and suitability for the proposed structure.

Garden Bar
Timber summerhouse currently used as a garden bar, with glazed double doors, adjoining covered terrace and festoon lighting.

Garage
148 sq ft (14 sq m)
Separate garage providing parking or storage.

Front Exterior
Lawned frontage and a pattern-imprinted concrete driveway providing parking for three cars, with access to the garage.

Important Information
Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.



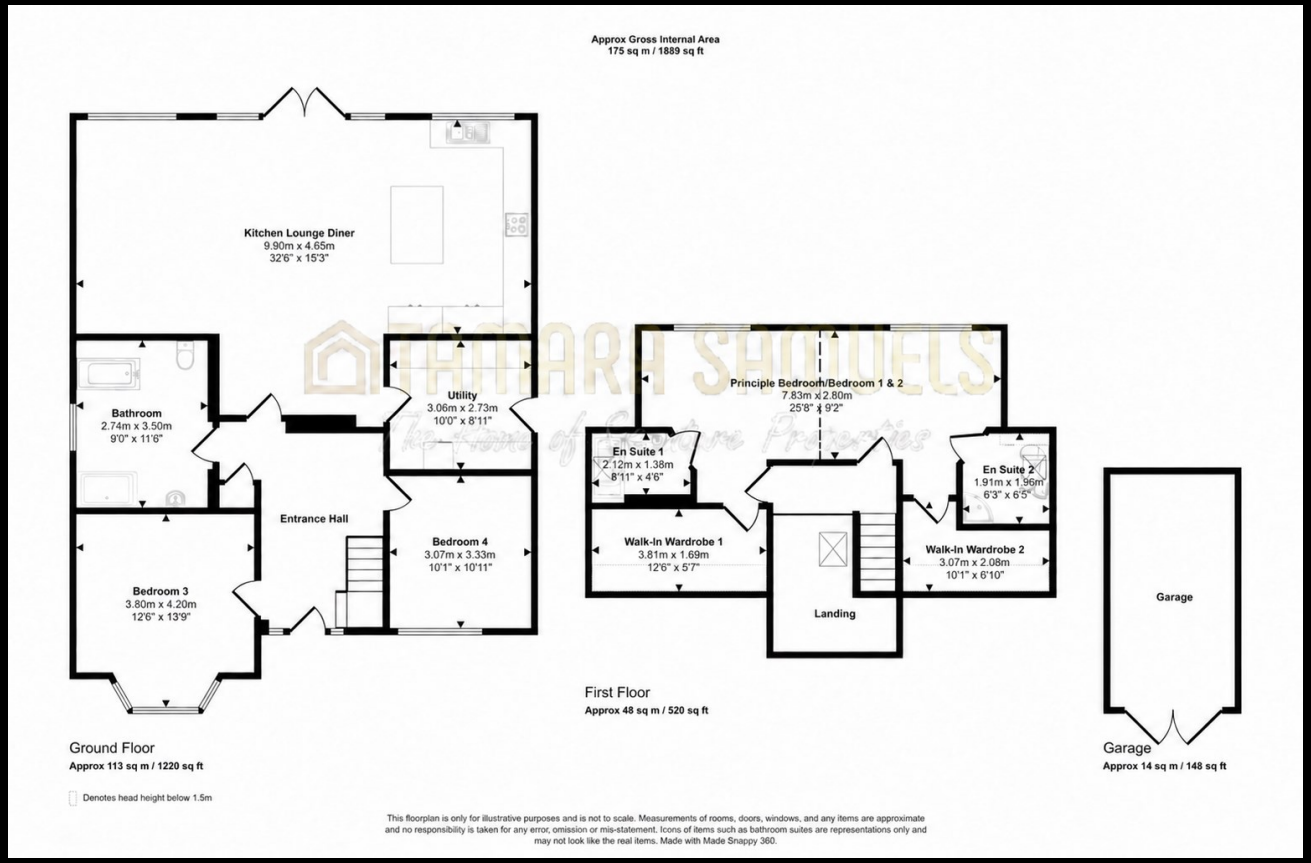


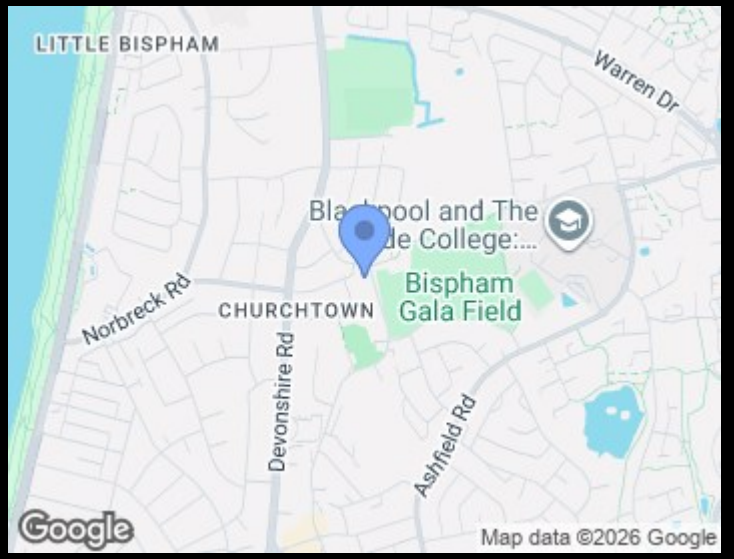
Contact Tamara Samuels for a viewing.

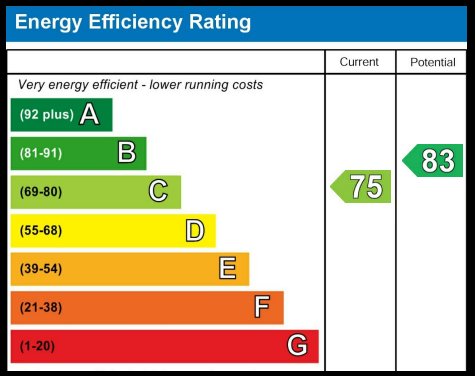












Council Tax Band **D** EPC Rating **C**

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