

# **HomeQuest**

**Property Management Services Ltd.**

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**8 Adelaide Avenue, Thornton Cleveleys, FY5 5DE**

**Reduced Asking Price £225,000**



A stunning extended semi-detached dormer bungalow  
Highly sought after location in Thornton Village.  
Two reception rooms.  
Beautiful well maintained gardens  
Corner sited  
Viewing essential to appreciate this well cared for home  
No chain involved

## **ENTRANCE PORCH**

Upvc front entrance door into porch with upvc double glazed windows.  
Internal door to :

## **LOUNGE 15'3 x 12'1 (4 x 3.05m)**

Large lounge. Inset living flame coal effect electric fire with marble effect backdrop , hearth and surround. Double glazed window to the front.

Door to :

## **INNER HALLWAY**

Long inner hallway approx. 16'0 long with useful open office space 11'1 x 6'5 (3.38 x 1.96m) Upvc double glazed window.

## **KITCHEN 11'10 x 10'2 (3.61 x 3m)**

A range of fitted sage coloured units with complimentary working surfaces. Black matt tiled effect laminate flooring.  
One and a half bowl cream sink unit with mixer tap. Complimentary cream wall tiles. Plumbed for washing machine. Upvc double glazed window. Upvc side entrance door leading to garden.

## **DINING ROOM 8' 8 x 10'2 (2.63 × 3.00m)**

Open to, leading off the kitchen. Upvc double glazed window to the front overlooking the front garden.

## **GROUND FLOOR BEDROOM 1 12' 7 x 15' 2 ( 3.84 x 4.63m)**

Extended main bedroom. Range of fitted wardrobes, drawers, overhead storage cupboards and bedside cabinets, fitted dressing table.  
Double glazed window overlooking the side garden.

## **GROUND FLOOR BEDROOM 2 11'1 x 9'10. (3.39m x 3m )**

Double glazed window to the rear. Built in under stairs storage cupboard.

## **BATHROOM**

Large bathroom with a modern white suite comprising panel bath, pedestal wash hand, low flush w.c and a separate walk in shower cubicle with an electric shower. Panelled ceiling and walls. Heated towel rail. ~Upvc double glazed window.

Staircase from the inner hallway to :

**DORMER ROOM 11'8 x 9'8 (3.55 x 2.95m)**

Located on first floor accessed from inner hall. Double glazed window to front. Fitted cupboards. Separate access off the bedroom to the eaves with extensive storage.

**EXTERNAL**

The front garden is paved and laid with lawn and pebbled areas. The side and rear gardens are enclosed and private with paved, pebbled and patio areas. Mature planted borders. Large storage shed to the rear.

Driveway leading to a garage with an up and over door and power and light laid on.

**TYPE OF HEATING**

Gas central heating to rooms except bedroom 3.. Combi boiler located in the kitchen.

**EPC RATING D****TENURE**

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

**FIXTURES & FITTINGS**

All fixtures and fittings are excluded from the sale unless separately included within the legal ' fixtures & fittings' details.

**PROPERTY MISDESCRIPTION ACT**

Under the Consumer Protection from Unfair Trading Regulations 2014, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements of fact, and they do not constitute any part of an offer or contract these particulars are thought To be materially correct though their accuracy is not guaranteed, and they do not form any part of any contract.

**INFORMATION**

Please note this brochure including photography was prepared by Homequest Property Management Services Ltd in accordance with the sellers' instructions.

## MEASUREMENTS

All measurements are taken electronically and whilst every care is taken with their accuracy

They must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer of contract. Properties are measured to the maximum, which is to the widest and deepest point.

## WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

## VIEWING

By prior appointment with the vendors agent Homequest Property Management Services Ltd, 4 Poulton Road, Fleetwood. FY7 6TE.

