



**6 Milburn Avenue, Thornton-Cleveleys,
FY5 2LB**

£117,599

A cosy End Terrace (end of three) True Bungalow, located in a popular residential area surrounded by similar properties. The property is ready to walk into, whilst still offering scope to improve and really make your own mark. A perfect downsize, and a really cost effective option for those looking for accommodation one level.

- Lounge
- Kitchen
- One double Bedroom
- Wet Room
- UPVC Double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Private drive and Garage space

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1948.**



McDonald

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Entrance Hall: Laminate wood flooring, UPVC double glazed front door, Radiator.

Lounge: 11'11" x 10'0" (3.63 m x 3.05 m) TV point, UPVC double glazed window, Radiator.

Kitchen: 8'9" x 5'10" (2.67 m x 1.78 m) Fitted wall and base cupboard units with complementary work surfaces, Single drainer stainless steel sink unit with mixer tap, Plumbed for washing machine, Integrated gas hob, UPVC double glazed door, Radiator.

Bedroom 1: 10'7" x 10'0" (3.23 m x 3.05 m) UPVC double glazed window, Radiator.

Shower Room: Wet room style comprising; Shower area, Low flush WC, Wash basin, Tiled walls, Loft access, UPVC double glazed window, Radiator.

Sun Lounge: 13'10" x 6'5" (4.22 m x 1.96 m) A timber structure with glazed windows and doors.

Outside:

Front: Paved.

Rear: South Easterly facing, Paved and lawned.

Parking: Private drive and garage space.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1557.33 (2025/26)



Directions: Take North Drive heading north and continue to the end, turn right onto Northumberland Avenue, where Milburn Avenue can be found first on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Milburn Avenue

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