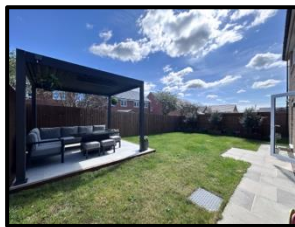


**25 ROMNEY CLOSE,
 THORNTON-CLEVELEYS,
 FY5 5PS**

£350,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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NEWLY BUILT DETACHED HOME READY TO WALK INTO.....

SITUATED WITHIN THE SOUGHT AFTER KINGSLEY MANOR DEVELOPMENT. LOCATED JUST OFF LAMBS ROAD IN LITTLE THORNTON AND CLOSE TO LOCAL AMENITIES. INCLUDING A LOCAL CO-OP STORE, IDEAL FOR GOOD SCHOOLS AND WITHIN EASY TRAVELLING DISTANCE TO POULTON AND CLEVELEYS TOWN CENTRE FOR WIDER SHOPPING FACILITIES.

THIS IMMACULATE PRESENTED DETACHED HOME HAS BEEN UPGRADED AND FINISHED BY THE PRESENT OWNER OFFERING CONTEMPORARY SHOW HOME STYLE ACCOMMODATION READY TO WALK IN TO. PROVIDING A MODERN LAYOUT WITH A GOOD SIZE LOUNGE, OPEN PLAN LIVING TO THE REAR AND FOUR GOOD BEDROOMS. EASY MAINTENANCE GARDENS, DRIVEWAY AND GARAGE. EARLY VIEWING IS HIGHLY RECOMMENDED.



Location: Occupying a sought-after residential position off Lambs Road (Sat Nav FY5 5PS). The property is within easy driving distance of Poulton and Cleveleys centers, nearby amenities. Popular for access to good Primary and Secondary Schools, close to public transport motorway links.

Style: Newly built detached house by Wain Homes, known as 'The Newton'.

Condition: Show home standard throughout with a neutral theme of décor and ready to walk into.

Accommodation: Inside you'll find a good-sized lounge with walk-in bay window. The open plan kitchen/family dining room leads to the garden via French doors, creating a light, bright and airy space. This design of property comes with plenty of practical surface and storage space and the invaluable utility room. Off the entrance hallway there is a useful storage cupboard, and a cloakroom completes the ground floor. The first floor includes four good size bedrooms and a family bathroom. The master bedroom also comes with an en suite shower room. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, providing a flexible home to meet your needs. Currently this is used as a walk-in wardrobe and dressing space.

Outside: Small lawn area to the front with tarmac driveway leading to the garage. Good size rear garden space with screen fencing, lawn area and paved patio seating area.

Services: All main services are connected, gas central heating and double-glazing.

Tenure: We are advised the tenure of this property is freehold.

Council Tax: The property is listed from an online search as council tax band E (Wyre borough council)

Viewings: By telephone appointment through the agent's office.