



16 Birch Lane, Thornton-Cleveleys, FY5 4GS
Guide price £190,000

The Property Perspective

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Situated in the popular coastal town of Thornton-Cleveleys, this property on Birch Lane enjoys convenient access to a wide range of local amenities including supermarkets, independent shops, cafés and leisure facilities. Families are well served by nearby schools such as Thornton Cleveleys Royles Brook Primary School and local secondary options, while excellent transport links provide easy access to Blackpool and surrounding areas. The nearby coastline, promenade and local parks offer plenty of opportunities for outdoor recreation, making this a fantastic location for families, professionals and those seeking coastal living with everyday convenience.

This modern and well-proportioned home is arranged across three floors, offering versatile accommodation ideal for contemporary living. The ground floor comprises a welcoming entrance hallway with useful storage, a convenient WC and a front-facing office perfect for home working. To the rear, the impressive kitchen/diner spans the width of the property and features integrated appliances, hot water tap and double doors opening onto the garden, creating a bright and sociable family space. The first floor hosts a spacious principal bedroom with integrated storage and en suite shower room, alongside a generous rear living room with dual windows providing plenty of natural light. To the second floor are two further double bedrooms, both benefiting from fitted furniture and storage, together with a modern family bathroom. Externally, the low-maintenance rear garden features decking, artificial lawn, sheds and rear gated access, while the front offers allocated parking for two vehicles and an EV charging point.

Front

EV point, allocated parking for two.

GROUND FLOOR

Kitchen/diner 23'3" x 12'5" (7.1m x 3.8m)

Wall mounted and base units, hot water tap, integrated oven, gas hob, extractor, space for fridge/freezer, washing machine, tumble dryer, laminate flooring, radiator, double doors to garden.

Office 5'10" x 8'10" (1.8m x 2.7m)

Front facing, window to front, carpet, radiator, painted walls.

WC 2'7" x 5'2" (0.8m x 1.6m)

Toilet, sink, laminate flooring, radiator.

FIRST FLOOR

Bedroom 10'2" to window x 12'9" (3.1m to window x 3.9m)

Front facing, 2 x windows to front, carpet, painted walls, integrated storage cupboards, door to en suite.

En suite 6'10" x 4'11" (2.1m x 1.5m)

Shower, toilet, drink, fitted storage with mirror, radiator, laminate flooring.

Living room 9'10" to window x 12'5" (3m to window x 3.8m)

Rear facing, carpet, 2 x windows to rear, painted and wallpaper walls, radiator.

SECOND FLOOR

Bedroom 7'2" x 12'9" (2.2m x 3.9m)

Front facing, window and skylight to front, painted walls, carpet, radiator, fitted wardrobes and chest of drawers, storage cupboard over stairs.

Bedroom 11'1" x 12'9" (3.4m x 3.9m)

Rear facing, skylight to rear, carpet, painted and wallpaper walls, fitted wardrobes and chest of drawers, storage cupboard, loft hatch.

Bathroom 5'6" x 6'2" (1.7m x 1.9m)

Three piece suite, lino flooring, radiator, painted and tiled walls.

Rear Garden

Decking, artificial lawn, wood fence borders, shed, storage shed, tap, gate to rear lane.



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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