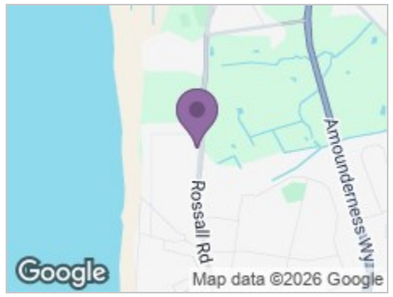
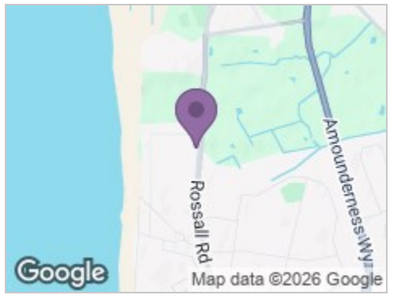
Road Map



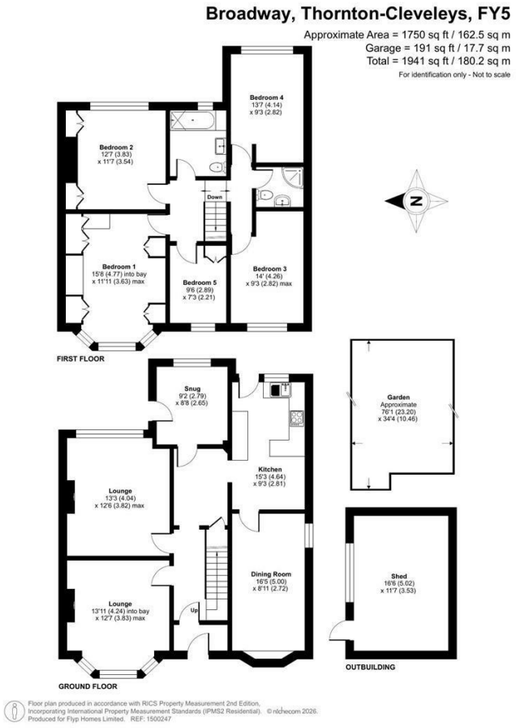
Hybrid Map



Terrain Map



Floor Plan

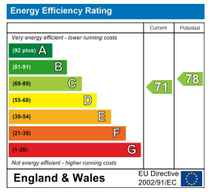


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



imove SALES & LETTINGS

Make your next move with... imove

Call us now on 01253 883311
hello@imovetoday.co.uk

imove SALES & LETTINGS



464 Broadway

, Thornton-Cleveleys, FY5 1JG

Offers In The Region Of £245,000 | 5 | 2 | 4 | C

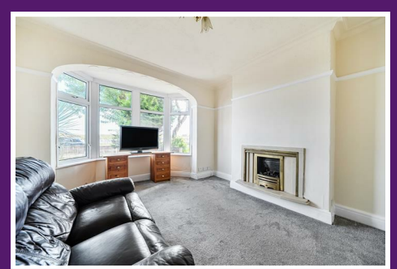




464 Broadway

, Thornton-Cleveleys, FY5 1JG

Offers In The Region Of £245,000





Introduction
An excellent opportunity to purchase a substantial five-bedroom property, ideally situated in Thornton-Cleveleys, close to a wide range of local amenities and offering an excellent choice of well-regarded local schools.

Offering immense potential, this spacious family home would be ideal for buyers looking for a property they can modernise and truly make their own. While the property would benefit from some updating, the generous accommodation and superb outdoor space provide an exciting opportunity to create a fantastic long-term family home.

To the rear, the property boasts a large garden, complete with a useful outbuilding that could be transformed into an ideal outdoor kitchen, bar or entertaining space, perfect for enjoying time with family and friends during the warmer months.

Further benefits include off-road parking for several vehicles, along with an attractive front garden.

With its generous proportions, excellent location and exciting scope for improvement, this property represents a fantastic opportunity for those looking to create their dream family home and add value along the way.

A rare opportunity with huge potential — early viewing is highly recommended to appreciate what this property could become.

Lounge 1
13'10" x 12'6"
UPVC double-glazed window to front aspect, focal gas fire with surround, carpet to floor, ceiling light, radiator

Dining Room
16'4" x 8'11"
UPVC double-glazed window to front aspect and side, carpet to floor, ceiling light, radiator

Lounge 2
13'3" x 12'6"
UPVC double glazed window to rear aspect, focal gas fire with surround, carpet to floor, ceiling light, radiator

Kitchen
15'2" x 9'2"
UPVC double glazed widow to rear, UPVC door with opaque window, range of wall and base units, electric oven with gas hob, boiler, freestanding dishwasher, stainless steel sink with drainer and mixer tap tiled floor, spotlights in ceiling, radiator

Snug
9'1" x 8'8"
UPVC window to rear aspect, UPVC door to rear, carpet to floor, ceiling light, radiator

First Floor Landing
Carpet to floor, ceiling light, doors leading to all first-floor rooms

Bedroom One
15'7" x 11'10"
UPVC double-glazed bay window to front, ceiling light, radiator, carpet to floor, range of fitted wardrobes and drawers

Bedroom Two
12'6" x 11'7"
UPVC double-glazed window to rear aspect, carpet to floor, ceiling light, radiator, fitted wardrobes

Bedroom Three
13'11" x 9'3"
UPVC double glazed window to front, carpet, ceiling light, radiator

Bedroom Four
13'6" x 9'3"
UPVC double glazed window to rear, ceiling light, radiator, carpet to floor

Bedroom Five
9'5" x 7'3"
UPVC double glazed window to front, ceiling light, radiator, carpet to floor

Shower room
UPVC double-glazed window to side, corner shower enclosure with shower overhead, wc with push-button flush, pedestal sink with chrome mixer tap

Bathroom
UPVC double-glazed window to rear, fully tiled walls, vinyl flooring, spotlights to ceiling, bath with chrome taps, vanity sink with chrome mixer tap, wc with push-button flush,

Front Exterior
Off-road parking for multiple cars, lawn to the side of the driveway, gate for side access to rear garden, fenced perimeter

Rear Exterior
Partial block paved patio area, large lawned area, fence to parimeter

Further Information
Tenure - Freehold
EPC Rating - C

