

Road Map



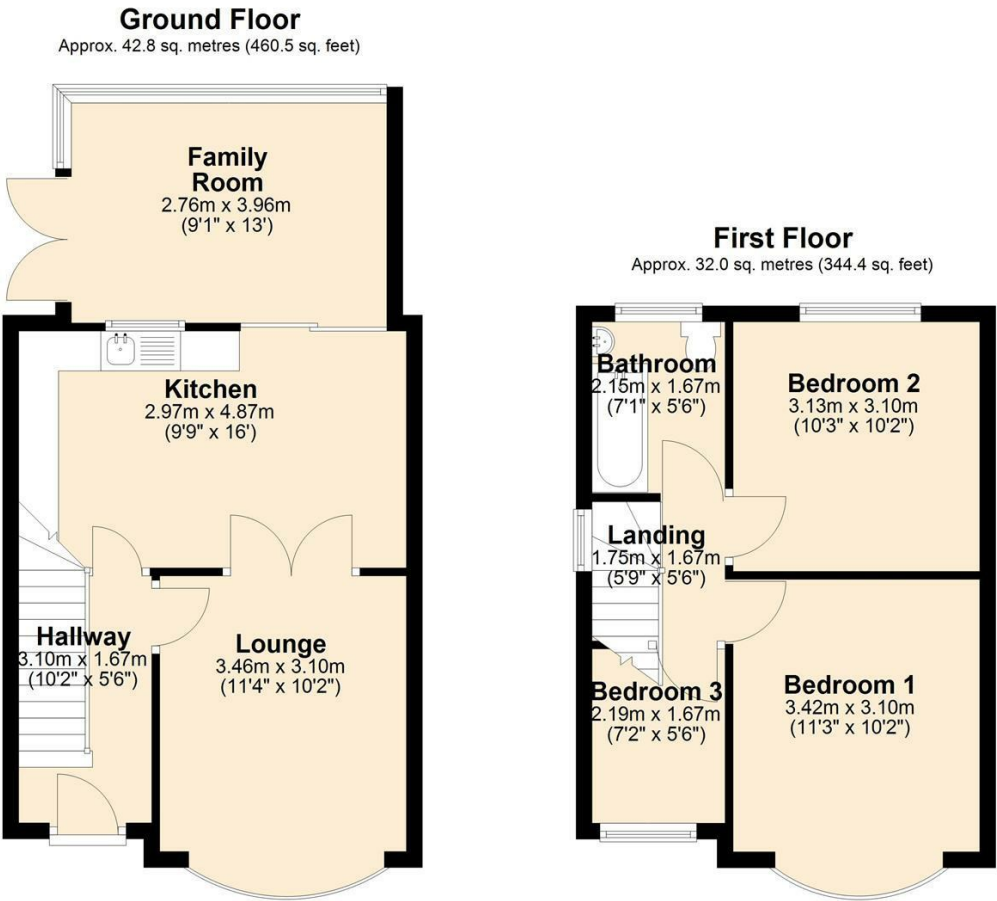
Hybrid Map



Terrain Map



Floor Plan

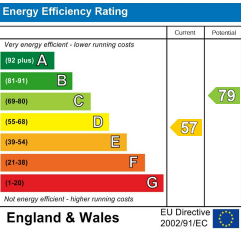


Viewings

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



53 Tarnway Avenue

, Thornton-Cleveleys, FY5 5BB

Offers In The Region Of £200,000 3 1 2 D



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SALES & LETTINGS



# 53 Tarnway Avenue

, Thornton-Cleveleys, FY5 5BB

## Offers In The Region Of £200,000



### Hallway

Door to front providing access from front garden. UPVC double glazed window to side. Stair to front leading to first floor landing. Wood flooring, ceiling light and radiator.

### Lounge

11'4" x 10'2"

UPVC double glazed bay window to front. Gas fire within chimney stack. internal folding doors providing access to Kitchen/Diner. Wood effect laminate flooring, ceiling light and radiator.

### Kitchen/Diner

15'11" x 9'8"

UPVC double glazed window to rear. Range of wall and base units with complimentary butcher block style worktops above. Ceramic electric hob with electric oven beneath and extractor fan above. Space for fridge and freezer. Plumbed for dishwasher/washing machine. Stainless sink unit with mixer tap above. Wood flooring, ceiling light and radiator. Access to Family Room via UPVC double glazed sliding door to rear.

### Family Room

12'11" x 9'0"

UPVC double glazed French style patio doors to side. UPVC double glazed windows to side and rear. Solid concrete floor. Wood flooring and radiator.

### First Floor Landing

5'8" x 5'5"

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Carpet and ceiling light.

### Bedroom One

11'2" x 10'2"

UPVC double glazed bay window to front. Fitted bed surround wardrobes. Wood effect laminate flooring, ceiling light and radiator.

### Bedroom Two

10'3" x 10'2"

UPVC double glazed window to rear. Wood effect laminate flooring, ceiling light and radiator.

### Bedroom Three

7'2" x 5'5"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

### Bathroom

7'0" x 5'5"

UPVC double glazed opaque window to rear. Three piece modern bathroom suite comprising; 'P' shaped bath with mains shower above and glass partition, pedestal wash hand basin and low flush WC. Tiled wall and floor.

### Front Exterior

Paved driveway to side providing off road parking for two vehicles.

Front access to brick built single garage

### Rear Exterior

Low maintenance rear garden with Indian paving. Access to brick built single garage.

### Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - B - Wyre Borough Council

