



8 St Johns Avenue,  
Thornton-Cleveleys, FY5 4DN

**£244,950**

This extended semi-detached true bungalow offers spacious and versatile accommodation, all arranged on the ground floor.

Currently configured with three double bedrooms (with potential to create a fourth), the property also benefits from three reception areas and two bathrooms, providing excellent flexibility for family living or multi-generational use. The accommodation has been thoughtfully adapted to allow for wheelchair access. Please refer to the floorplan to fully appreciate the generous layout on offer.

Externally, the property is equally impressive, with enclosed gardens to the front, side, and rear, offering a high degree of privacy. There is a garage, along with off-street parking available to both the front and rear.

A must-see to fully appreciate the space and versatility available.

- 3/4 Bedrooms
- Three reception areas
- TWO bathrooms
- Large lounge

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- **Fitted breakfast kitchen**
- **LARGE corner plot**
- **Ample PARKING**
- **UPVC double glazing**
- **Gas central heating**
- **Extensive ground floor accommodation.**



**Porch:** Wood effect laminate flooring, UPVC double glazed windows and front door.

**Lounge:** 15'5" x 11'11" (4.70 m x 3.63 m) Superb feature fireplace with log effect living flame gas fire, Coved ceiling, UPVC double glazed window, Radiator.

**Dining Room:** 11'9" x 10'0" (3.58 m x 3.05 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Kitchen:** 9'11" x 8'5" (3.02 m x 2.57 m) Modern fitted wall and base cupboard units, Complementary worktops and breakfast bar, Colour coordinated one and a half bowl sink, Part tiled walls, Extractor hood, UPVC double glazed window, Radiator.

**Inner Hall:** Radiator.

**Utility:** 6'4" x 5'6" (1.93 m x 1.68 m) Plumbed for washing machine, Light and power, Half tiled walls, Wood effect laminate flooring, Combi gas central heating boiler, UPVC double glazed window.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Bedroom 1:** 12'8" x 10'9" (3.86 m x 3.28 m) Fitted wardrobes, Wash basin, UPVC double glazed window, Radiator.

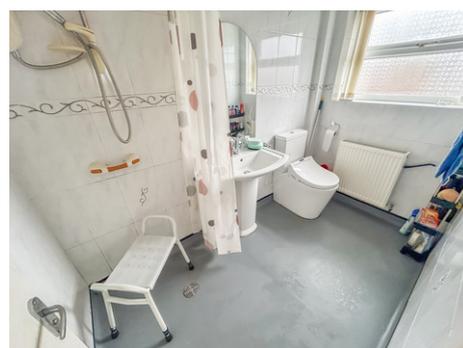
**2nd Inner Hall:** Wood effect laminate flooring, Two UPVC double glazed windows, UPVC double glazed side door, Radiator.

**Reception Hall:** Coved ceiling, Wood effect laminate flooring, UPVC double glazed window and patio doors to the rear garden with ramp access for wheelchair, Radiator.

**Bedroom 2:** 11'11" x 9'11" (3.63 m x 3.02 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 12'0" x 9'10" (3.66 m x 3.00 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Shower 'Wet' Room:** Comprising; Shower area, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.



**Outside:**

**Front:** Established flowerbeds.

**Side:** Stone paved patio, Lawn, Raised timber sun deck area, Enclosed with excellent level of privacy.

**Rear:** Concrete with raised beds to border, Brick/block area with 'summerhouse'.

**Garage and Parking:** Detached concrete sectional garage with double gates and additional parking to concrete driveway, Further parking space to front of the property.

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

**Council Tax:** Band - C £2,159.05 (2026/27)



**Directions:** Take Victoria Road East and proceed inland over the level crossing, take the third left into Wharton Avenue, and finally first right into St Johns Avenue.

**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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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Johns Avenue

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