



7 Pochard Place, Thornton-Cleveleys, FY5

Immaculate First Floor Apartment

£109,950



Stunning recently refurbished first floor apartment

An impeccable example of modern apartment living, this stunning first-floor home has been comprehensively upgraded over the past two years to an exceptional standard. The property benefits from a complete programme of improvements including new electrics, stylish new bathroom, full redecoration throughout, new windows, and professionally boarded loft space complete with a Slingsby-style ladder providing excellent additional storage.

Ideally positioned within a quiet residential development in Thornton, the apartment enjoys beautifully maintained communal gardens which create a peaceful and highly desirable setting. Combining contemporary finishes with practical living space, this superb home is perfectly suited to a range of buyers seeking a property ready to move straight into.

Communal Entrance

As you enter the development you will find the communal post-boxes and intercom system. A further door leads into the communal areas, no 7 can be found on the first floor.

Entrance

Hallway

Intercom handset, Electric heater, Storage cupboard, Airing Cupboard, Access to boarded loft via pull down 'slingsby' type ladder, Coved ceiling.

Lounge 4.78m x 4.29m (15'8x 14')

Electric wall mounted feature fire, uPVC double glazed bay window, Coved ceiling, Electric heater.

Kitchen 4.35m x 2.73m (14'3 x 8'11)

Modern wall, base and larder cupboard units with complimentary roll edge work tops and breakfast bar, One and a half bowl single drainer sink with mixer tap, Electric cooker with extractor over, Part tiled walls, uPVC double glazed window.

Key Features

- Popular Residential Location
- Deceptive Accommodation
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Spacious Accommodation with Potential to modernise further
- Ideal Family Home
- Early Viewing Essential
- NO CHAIN

01253 352207

info@shorelineestates.co.uk

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57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

Bedroom 4.02m x 3.61m (13'2 x 11'10)

Coved ceiling, uPVC double glazed window, Electric heater.

Bathroom

Stunning bathroom comprising of a panelled bath with electric shower over and glass shower screen, Pedestal wash hand basin, Vanity wash hand basin, Tiled walls.

Outside

Communal Gardens

Beautiful established wrap around communal gardens mainly laid to lawn with tress and bushes. Car Park for residents and visitors.

GENERAL

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Get in touch

FOR APPOINTMENTS AND ENQUIRIES

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