

Fleetwood Road | | Thornton-Cleveleys | FY5 1SL

£275,000

TAMARA SAMUELS

*The Home of Signature Properties*

Fleetwood Road |
Thornton-Cleveleys | FY5 1SL
£275,000

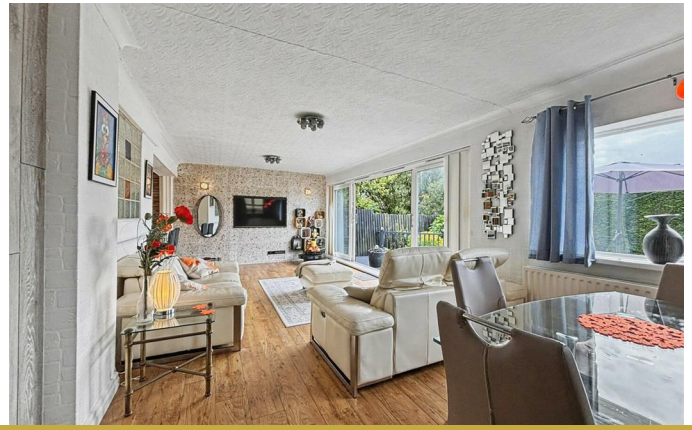
- Minutes to Anchorsholme beach
- Full-width rear extension
- Open-plan living space
- Family bathroom with shower
- Private mature garden
- Detached family home
- Three double bedrooms
- Two reception rooms
- Driveway and integral garage
- Near Cleveleys town centre

## Lounge Diner

26'3" x 11'11" (8.00 m x 3.62 m)

Undoubtedly the heart of the home. Created by the full-width rear extension, this fantastic open-plan living and dining space measures over 26 feet in length and provides ample room for both comfortable seating and family dining. Large windows and patio doors overlook the mature rear garden, creating a light-filled space perfect for everyday family life and entertaining.







The spacious accommodation extends to over 1,500 sq ft and has been carefully configured to meet the needs of modern family life.












## Kitchen

17'2" x 8'10" (5.22 m x 2.69 m)

The well-appointed kitchen offers an excellent range of fitted units with generous worktop space and enjoys an open aspect into the impressive family living area, creating a sociable layout ideal for modern living.

## Reception Room

16'11" x 11'7" (5.16 m x 3.53 m)

A spacious reception room positioned to the front of the property with a large window allowing plenty of natural light. A comfortable room for everyday living.

## Utility Room

8'4" x 11'2" (2.55 m x 3.40 m)

A practical utility room with additional storage and space for appliances, together with access to the rear garden and integral garage.

## W.C.

Fitted with a low flush WC and wash hand basin.

## Master Bedroom

13'10" x 10'10" (4.22 m x 3.31 m)

A generous double bedroom overlooking the front of the property with space for a range of bedroom furniture

## Bedroom 2

8'6" x 13'1" (2.60 m x 4.00 m)

A further double bedroom positioned to the front of the property, benefiting from fitted wardrobes and offering ample space for additional furniture.

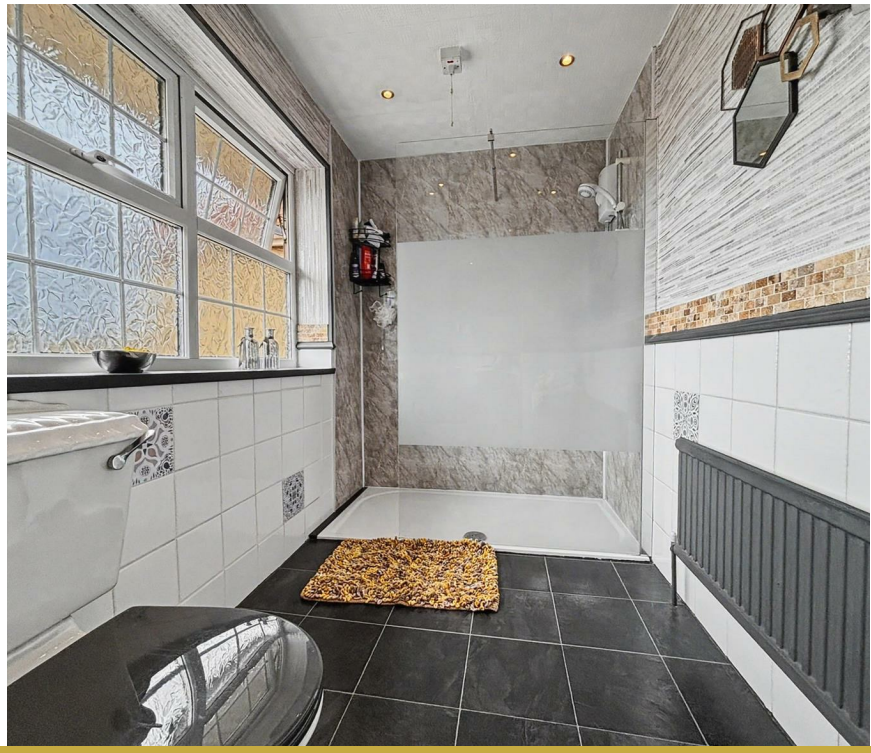
## Bedroom 3

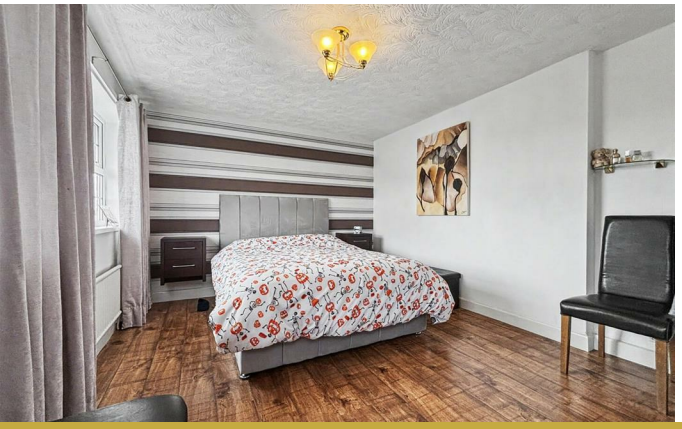
8'8" x 8'2" (2.65 m x 2.48 m)

A well-proportioned third double bedroom, also featuring fitted wardrobes, making it equally suited as a child's bedroom, guest room or home office without compromising on storage.











## Bathroom/Shower Room

16'6" m x 10'10" m (5.03 m x 3.31 m)

The bathroom is finished in stylish wall tiles in soft neutral tones with a decorative border. It features a white bath with shower mixer, a pedestal wash basin, and a chrome heated towel rail. A window provides natural light and ventilation, while the floor is tiled in black for a contemporary contrast.

## Porch

7'1" x 4'8" (2.15 m x 1.43 m)

A useful entrance porch providing space for coats and shoes before entering the main accommodation.

## Garage

8'8" x 15'3" (2.65 m x 4.66 m)

The garage measures 2.65 by 4.66 metres and offers secure parking or storage with internal access via the utility room.

## Rear Garden

The rear garden is a well-maintained and generous outdoor space featuring a large lawn bordered by shrubs and plants. A raised decking area provides a perfect spot for outdoor dining and relaxing. The garden is enclosed with hedging and fencing, offering privacy and a peaceful setting for enjoying the outdoors.

## Important Information

Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.





Combining generous living space with a superb coastal location, this is a fantastic family home that must be viewed to be fully appreciated.







Approx Gross Internal Area
142 sq m / 1529 sq ft



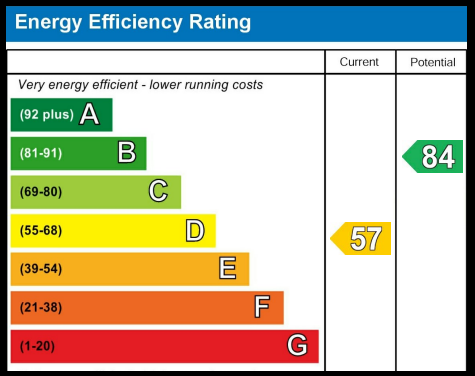

Ground Floor
Approx 91 sq m / 981 sq ft




First Floor
Approx 51 sq m / 549 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Council Tax Band **D** EPC Rating **D**

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