

# 49 Salmesbury Avenue, Thornton, FY2 0PR

## Three Bedroom Semi Detached House

# £144,950

 3  1  1



### A well presented semi-detached house situated in a Popular residential location.

Shoreline Estates are proud to bring to market this well-presented three-bedroom semi-detached property, offering the perfect family home while also providing excellent potential for future buyers.

The property benefits from a good size established rear garden, ideal for relaxing or entertaining, along with a large, detached garage and driveway providing ample off-road parking.

Internally, the home offers well-proportioned living accommodation suited to modern family life, while still presenting opportunities for further improvement or personalisation.

This property represents a fantastic opportunity for first-time buyers or those looking to take the next step onto the property ladder. Offered with **no onward chain**, early viewing is highly recommended to fully appreciate everything this home has to offer.

#### Hallway

UPVC front door, under stair storage, stairs to the first floor, uPVC double glazed window.

#### Lounge 5.44m x 3.15m (17'10 x 10'3 )

Wooden hearth and surround. uPVC double glazed window to front and rear, Two Radiators.

#### Kitchen 2.90m x 2.33m (9'5 x 7'6)

A range of wall and base cupboard units with complementary worktops, one and a half bowl single drainer sink with mixer tap, Part tiled walls, uPVC double glazed window, Baxi boiler.

#### Utility Room 1.85m x 1.84m (6'06 x 6'03)

Plumbed for a washing machine, Part tiled walls, UPVC double glazed window, uPVC double glazed door.

## Key Features

- Popular Residential Location
- Close to Transport Links and Local Amenities
- Three Bedrooms
- Kitchen & Utility Room
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Detached Garage
- Early Viewing Essential

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## First Floor

**Bedroom** 3.6m x 3.5m (11'9 x 11'6)  
Feature Fire Surround, UPVC double glazed window, radiator.

**Bedroom** 3.5m x 3.0m (11'6 x 9'11)  
UPVC double glazed window, radiator.

**Bedroom** 1.42m x 2.35m (4'65 x 7'7)  
Built in Wardrobe/storage, UPVC double glazed window, radiator.

**Bathroom**  
Panelled bath with mixer shower tap, Pedestal wash Hand basin, Part tiled walls, uPVC double glazed window, Towel heater radiator.

**Separate WC**  
Low flush Wc, Part tiled walls, uPVC double glazed window.

## Outside

**Front Garden**  
Well-presented, partly lawned garden with established bushes and trees. Driveway providing off-road parking and leading to a detached garage.

**Rear Garden approx. 50feet in length**  
Paved patio area with steps down to a lawned section and a main gravelled area. Paved stepping stones, Established feature apple tree with planted borders. Personal access door to the garage.

**Detached Garage**  
Up and over door to the front, with additional personal access door.

## GENERAL TENURE

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

## 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.

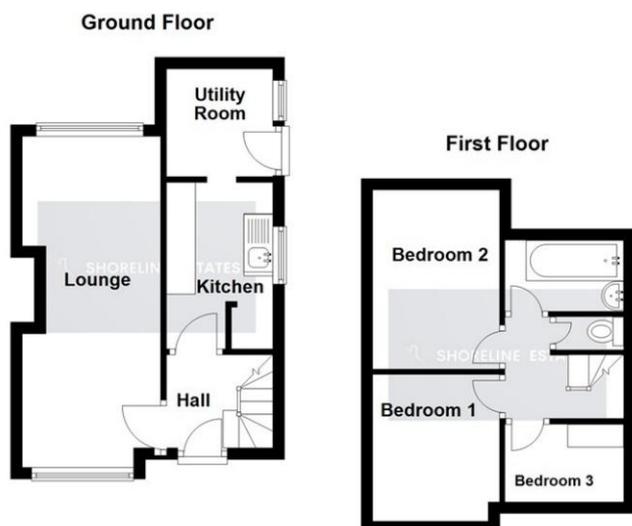
## WARRANTIES

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.

## 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             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Get in touch

FOR APPOINTMENTS AND ENQUIRIES

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations



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