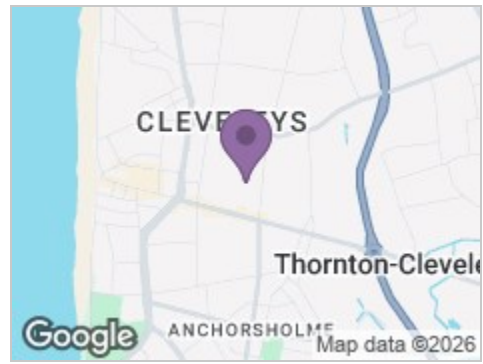


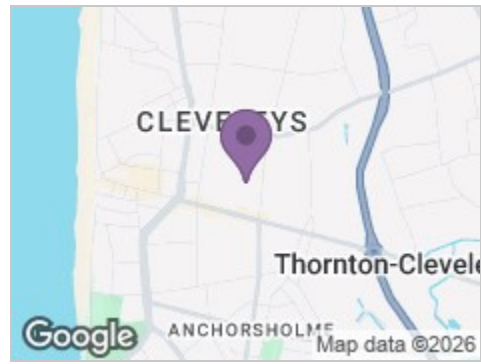
Road Map



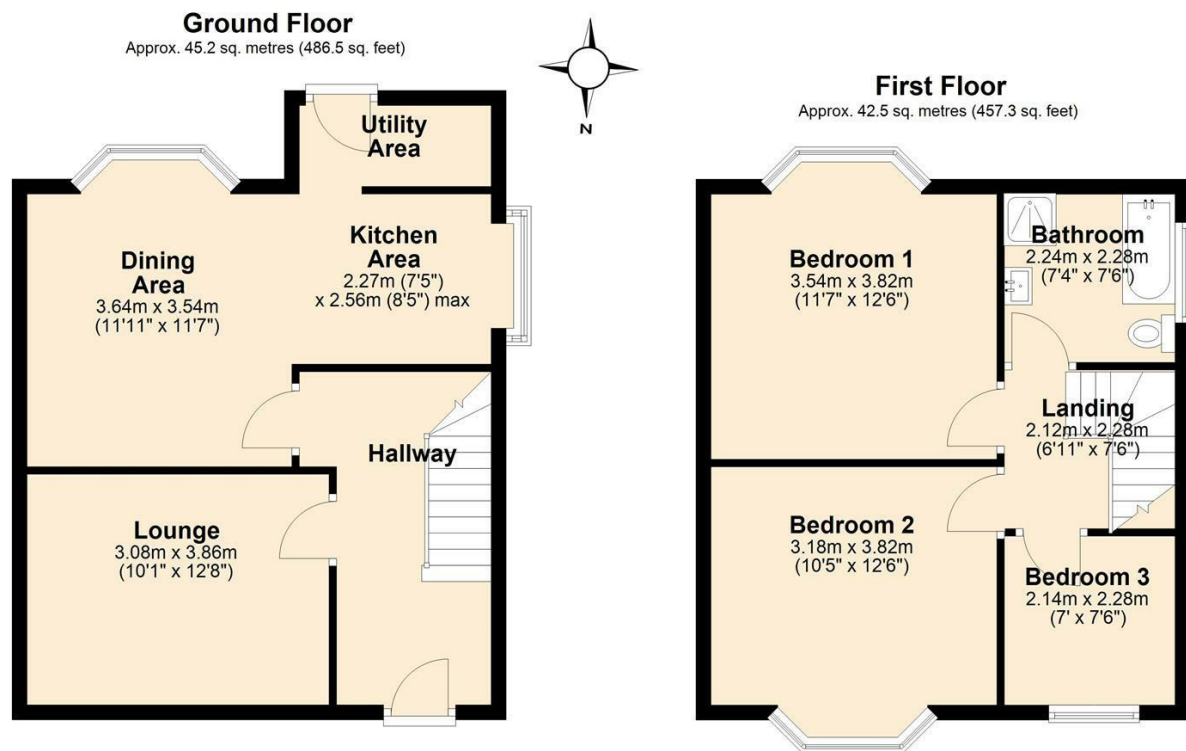
Hybrid Map



Terrain Map



Floor Plan



15 Ormont Avenue

, Thornton-Cleveleys, FY5 2BT

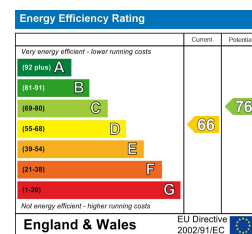
Offers In The Region Of £265,000 3 1 2

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Offers In The Region Of £265,000



#### Hallway

UPVC double glazed window to front. Stairs to front providing access to first floor landing. Access to ground floor rooms. Wood effect laminate flooring, ceiling light and radiator.

#### Ground Floor WC

Tiled wall and floor. Low flush WC and pedestal wash hand basin.

#### Lounge

12'7" x 10'1"  
UPVC double glazed bay window to front. Carpet, ceiling light and radiator. Bespoke fitted cupboards and paneled media wall.

#### Dining Area

11'11" x 11'7"  
UPVC double glazed bay window to rear. Open aspect to kitchen. Wood effect vinyl flooring throughout, radiator and ceiling light.

#### Kitchen Area

8'4" x 7'5"  
UPVC double glazed window to side. Range of wall and base units with complimentary worktops above. Ceramic hob with extractor fan above and electric oven beneath. Composite sink with mixer tap and drainer. Dishwasher. Breakfast bar Wood effect vinyl flooring throughout and ceiling light.

#### Utility Area

UPVC door to rear providing access to rear garden Velux skylight to roof. Combi boiler. Plumbed for washing machine. Wood effect vinyl flooring throughout and ceiling light.

#### First Floor Landing

Carpeted spindled stair case providing access from ground floor hallway to first floor landing. Carpet and ceiling lights. Feature stained glass window to side.

#### Bedroom One

12'6" x 11'7"  
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

#### Bedroom Two

12'6" x 10'5"  
UPVC double glazed bay window to rear. Carpet, ceiling light and radiator.

#### Bedroom Three

7'5" x 7'0"  
UPVC double glazed window front. Fitted wardrobes. Carpet, ceiling light and radiator.

#### Bathroom

7'5" x 7'4"  
UPVC double glazed opaque windows to side. Four piece spacious bathroom suite comprising; panel bath, low flush WC, pedestal wash hand basin and walk in shower unit. Tiled walls and floor. Ceiling light, radiator and towel heater. Loft access.

#### Front Exterior

Walled front garden with established shrubs and lawn.  
Paved driveway to side and paved open pathway to front.

#### Rear Exterior

Sunny rear garden with central lawn and paved patio areas.  
Side access to single garage.

#### Further Information

Tenure - Freehold  
Council Tax Band - C - Wyre Borough Council  
EPC Rating - D

#### Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations.

Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

