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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

166 Fleetwood Road North, Thornton-Cleveleys, FY5 4BL



£184,950

A handsome traditional style Semi, retaining plenty of character. The property occupies a super plot with a fantastic South Easterly facing rear garden measuring around 75' in length, and affords well proportioned accommodation just ready for you to stamp your own mark. Loads of potential, and sold with NO ONWARD CHAIN.



- **Through Lounge - over 26' in length**
- **Modern style Kitchen**
- **Three Bedrooms**
- **Spacious Bathroom**
- **Gas central heating**
- **Virtual full UPVC double glazing**
- **Gardens - around 75' South Easterly facing rear**
- **Garage and parking**



Award winning property sales since 1948.

The Property Ombudsman

Hall: Coved ceiling, Dado rail, Meter cupboard, Radiator.

Through Lounge: 26'4" x 12'8" (8.03 m x 3.86 m) Brick finish fireplace, Coved ceiling, TV point, UPVC double glazed bay window and door to rear garden, Two radiators.

Kitchen: 8'6" x 8'4" (2.59 m x 2.54 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, single drainer stainless steel sink, UPVC double glazed windows and rear door.





First Floor:

Landing: Loft access.

Bedroom 1: 12'4" x 11'8" (3.76 m x 3.56 m) Built in wardrobe, Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 12'5" x 12'4" (3.78 m x 3.76 m) Built in wardrobes, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'5" (2.13 m x 1.96 m) Picture rail, UPVC double glazed window, Radiator.



Bathroom: Spacious three piece bathroom comprising; Panelled bath with mixer tap shower, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Concrete and established foliage.

Rear: A fantastic south-east facing rear garden over 75ft in length, Mainly lawned with numerous trees and shrubs, Concrete patio area.



Parking: Attached brick garage with light and power and plumbing for washing machine, Additional parking to the front.

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - C £2159.05 (2026/27)

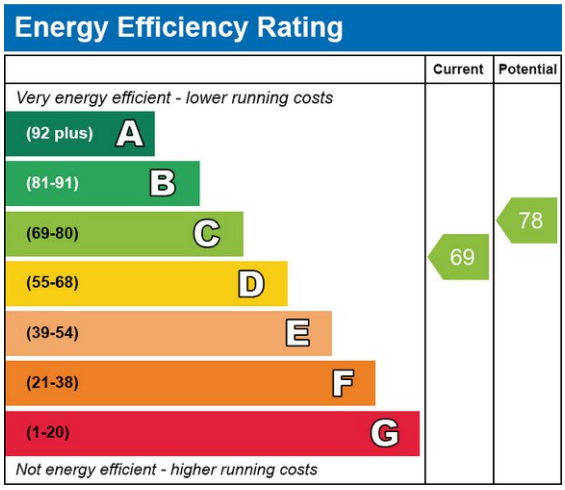


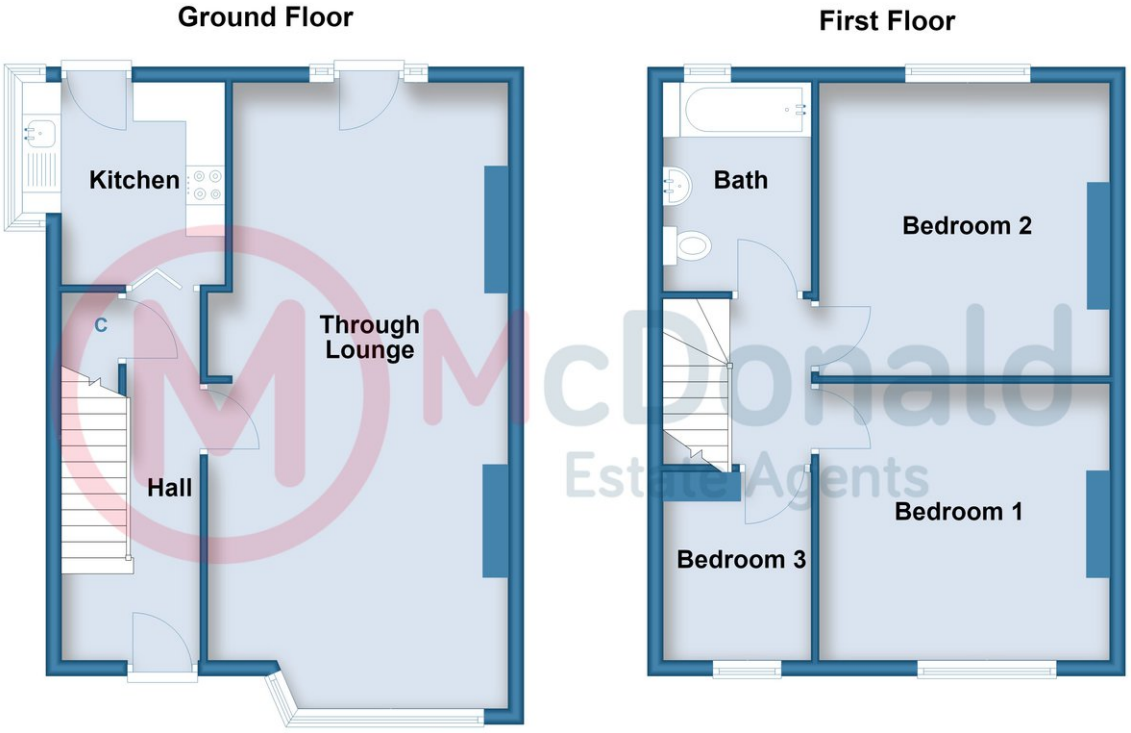
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Directions: Take Victoria Road East heading east, at the traffic lights turn left onto Fleetwood Road North where the property can be found further down on the right hand side.

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.





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Plan produced using PlanUp.

Fleetwood Road

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