



## 2 Bleasdale Avenue, Cleveleys

Thornton-Cleveleys, FY5 3QZ

- **THREE BEDROOM SEMI DETACHED HOUSE**
- **WELL PRESENTED THROUGHOUT**
- **MODERN DINING KITCHEN & BATHROOM**
- **LARGE GARDEN TO REAR**

**Offers Over**  
**£120,000**

EPC Rating 'C'







## Property Description

**Well presented three bedroom semi detached house situated in a quiet residential location close to local shops, schools and bus routes.**

**The accommodation briefly comprises entrance hall, lounge, dining kitchen, three bedrooms and bathroom. Large enclosed rear garden and off road parking to the front. The property also boasts gas central heating and double glazing.**

**No chain involved.**



#### ENTRANCE HALL

UPVC double glazed entrance door. Stairs leading to the first floor.

#### LOUNGE

12' 1" x 11' 8" (3.68m x 3.56m) Double glazed window to the front elevation. Central heating radiator.

#### DINING KITCHEN

17' 6" x 12' 10" (5.33m x 3.91m) Double glazed window to the rear. Central heating radiator. Range of modern fitted wall and base units with complimentary work surfaces. Four ring electric hob and oven. Stainless steel sink unit. Double glazed door leading out to the rear garden.



#### STAIRS AND LANDING

#### BEDROOM ONE

10' 11" x 11' 8" (3.33m x 3.56m) Double glazed window. Central heating radiator.

#### BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window. Central heating radiator.

#### BEDROOM THREE

6' 6" x 6' 3" (1.98m x 1.91m) Double glazed window. Central heating radiator.

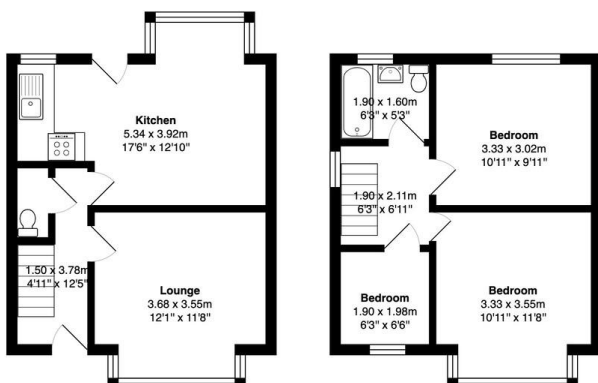
#### BATHROOM

Modern white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush wc. Double glazed window. Part tiled elevations. Chrome heated towel rail



#### EXTERNAL

Large enclosed garden area to rear with lawn and paved patio areas. Off road parking to the front



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements