



Farnworth Road, Thornton

Lancashire, FY5 4DG

- **Semi detached true bungalow**
- **Three bedrooms**
- **Well presented throughout**
- **Large dining kitchen**

Reduced to: £150,000

EPC Rating '46'



Farnworth Road, Thornton-Cleveleys, Lancashire, FY5 4DG

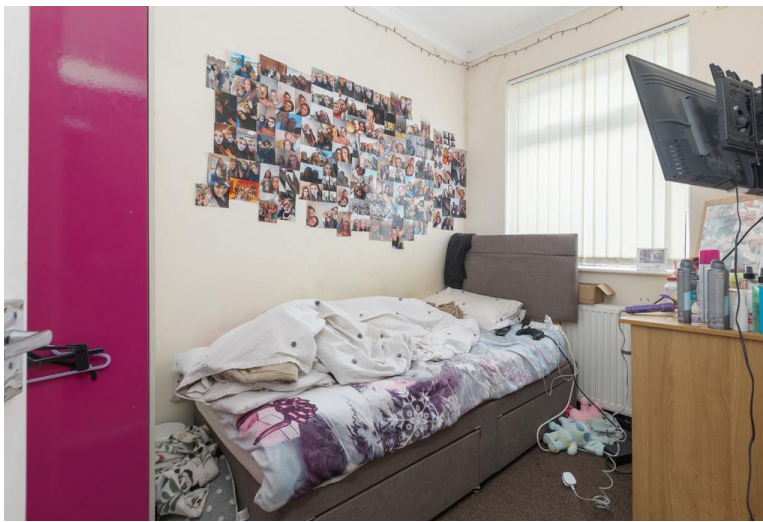


Property Description

Spacious three bedroom semi detached true bungalow, situated in a popular location close to transport links, shops, schools and other local amenities.

The property briefly comprises entrance hall, lounge, dining kitchen, three bedrooms and modern 4 piece bathroom. Externally with a good sized garden to the rear and paved garden to the front with off road parking. The property also benefits from gas central heating and double glazing.

The property is currently tenant and achieving £675PCM. Council tax band B.



VESTIBULE

UPVC exterior door. Meter cupboard.

HALLWAY

LOUNGE

13' 10" x 12' 10" (4.22m x 3.91m) Double glazed bay window to the front. Central heating radiator.

DINING KITCHEN

14' 7" x 11' 8" (4.44m x 3.56m) A range of fitted wall and base units with complementary work surfaces. Tiled splash backs. 4 ring gas hob, oven and extractor over. Stainless steel sink unit. Plumbed for washing machine. Two double glazed windows. Central heating radiator. UPVC exterior door.

BEDROOM 1

12' 6" x 12' 9" (3.81m x 3.89m) Double glazed window to the front. Central heating radiator.

BEDROOM 2

13' 10" x 10' 2" (4.22m x 3.1m) Double glazed window to the rear. Central heating radiator.

BEDROOM 3

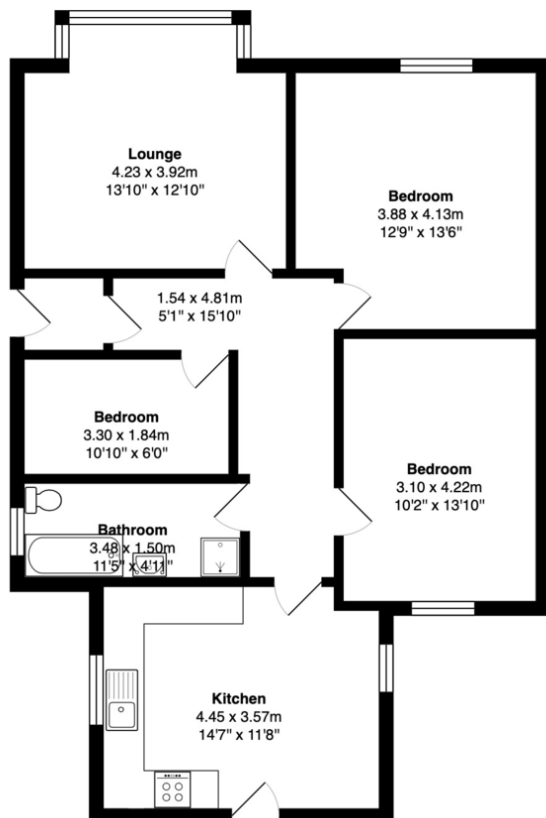
10' 10" x 6' 0" (3.3m x 1.83m) Double glazed window to the side. Central heating radiator.

BATHROOM


11' 5" x 4' 11" (3.48m x 1.5m) Four piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin and low flush wc. Tiled splash backs. Double glazed window. Spotlights.

GARDENS

Easily maintained garden to the front with off road parking. Large paved and lawned rear garden.




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
Farnworth Road

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

21 Counce Street
Blackpool
Lancashire
FY1 3LA

www.moveholmes.co.uk
01253 928200
enquiries@moveholmes.co.uk

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