



# PROCTORS

ESTATE AGENTS

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## 31 Southworth Way, Thornton-Cleveleys, FY5 2WW

**"Offers Over" £220,000**

A detached house with three first floor bedrooms, master with ensuite shower/wc and a former integral garage converted to study/second reception room or ground floor fourth bedroom.

Edge of estate - outlooks over farmland towards Rossall, a popular district locally and well-known private school. Useful amenity/storage timber sheds in rear garden.

Approximately 24 years old with gas central heating and PVC double glazed windows.

Property understood to be long leasehold.



# 31 Southworth Way, Thornton-Cleveleys

## TENURE

We are advised by the vendor that the property is leasehold. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

5' 10" x 2' 11" (1.8m x 0.9m) Radiator

#### LOUNGE

14' 5" x 10' 5" (4.4m x 3.2m) Radiator

#### STUDY/BEDROOM FOUR

15' 7" x 7' 9" (4.75m x 2.38m) Radiator

#### CLOAKROOM/WC

5' 2" x 2' 11" (1.6m x 0.9m) Low flush WC, wash hand basin, wall mirror, liquid soap dispenser, radiator

#### DINING KITCHEN

19' x 8' 2" (5.79m x 2.5m) Single drainer ceramic sink, range of matching base & wall units with worktops, dual fuel range cooker, built in fridge/freezer, laminate flooring, vertical radiator, patio door over looking garden

#### STAIRS TO FIRST FLOOR

#### LANDING

Cylinder/airing cupboard

#### MASTER BEDROOM

10' 9" x 10' 5" (3.3m x 3.2m) Built in wardrobes, radiator

#### EN-SUITE SHOWER ROOM

7' 2" x 4' 3" (2.2m x 1.3m) Large shower with aqua board wall finishes, WC, wash hand basin with vanity drawer unit, vinyl flooring, PVC clad ceiling, wall mirror, radiator/towel rail

#### BEDROOM TWO

11' 5" x 9' 2" (3.5m x 2.8m) Built in shelves, radiator

#### BEDROOM THREE

9' 6" x 6' 2" (2.9m x 1.9m) Radiator



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	71c

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.



## 31 Southworth Way, Thornton-Cleveleys

### FAMILY BATHROOM/WC

6' 6" x 5' 2" (2.0m x 1.6m) Panelled bath with shower over & fixed screen, pedestal wash hand basin, low flush WC, mirror fronted wall cabinet, radiator

### OUTSIDE

Gardens to the front & rear, shed one (3.0m x 2.4m), shed two (6.14m x 2.4m), decking area between

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Blackburn

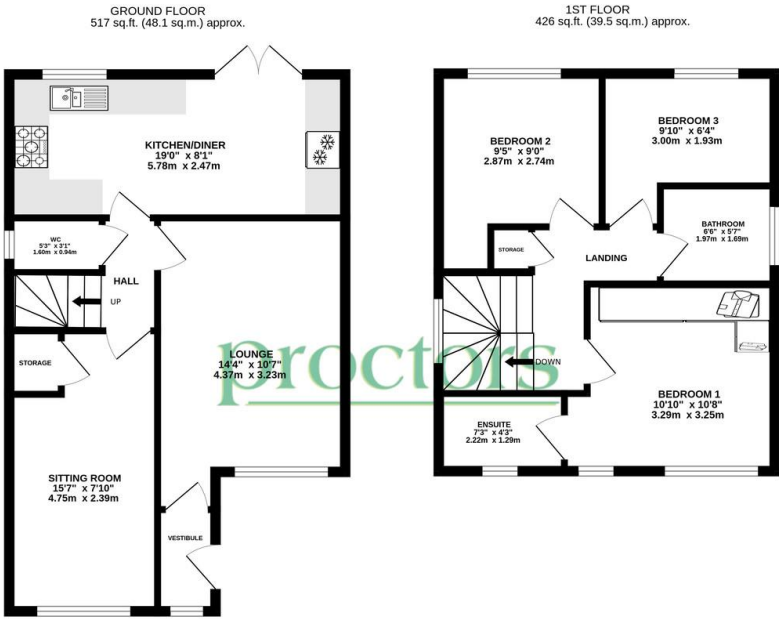
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# 31 Southworth Way, Thornton-Cleveleys



31 SOUTHWORTH WAY - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		