



For Sale

£295,000 Freehold

Seniors Drive, Thornton Cleveleys

3 Bedroom Detached House

Martin & Co Thornton
21 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5HT
01253 866566
thorntoncleveleys@martinco.com



Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

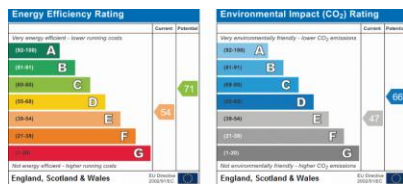
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Stunning 3 bedroom detached house. The perfect family home is situated in a popular location close to local amenities. Solid oak doors throughout.

Stepping into the hallway leads you through the ground floor accommodation comprising of the reception room, bathroom, kitchen and utility room. The ground floor level has laminate floor throughout

Stairs to the first floor leading to master bedroom and a further two good size bedrooms and family bathroom.

- Detached House
- 3 Bedrooms
- Large Kitchen Diner
- Landscaped Garden
- Gas Central Heating
- UPVC Double Glazing
- Quality Finish



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.
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EXTERIOR (FRONT) Laid to lawn with mature shrubs. Security light. CCTV. Paved access for cars. Carport.

PORCH 4' 5" x 10' 0" (1.36m x 3.06m) UPVC windows. Double opening doors. Tiled floor. Wall radiator. Led lighting.

HALLWAY CCTV monitor. Vertical radiator. Oak bannister. Leading to under stairs storage which also houses meters and CCTV monitors. Laminate flooring.

RECEPTION ROOM 16' 10" x 12' 11" (5.142m x 3.942m) Gas Fire by Gazco. Slate feature wall. Laminate flooring. Integrated surround sound speaker. UPVC window. Wall fitted lights. Radiator. TV point

BATHROOM (DOWNSTAIRS) 5' 10" x 8' 9" (1.784m x 2.671m) 3 piece white suite comprising of low flush WC. Jacuzzi bath with mood lighting. 6ft vertical radiator. Laminate floor

KITCHEN/DINER Laminate floor. Double electric range cooker made by Leisure. Extractor fan. Integrated appliances. UPVC windows. Integrated surround sound speakers. Flush LED lighting. Belfast sink with stylish mixer tap. Bamboo Worktop. Under cabinet lighting. 2 x vertical hanging radiators. TV point. Sliding patio doors.

EXTERIOR (GARDEN) Landscaped with Indian Sandstone. Access to separate garage and outer annex. Privacy fencing. Mature shrubs. Slate features. CCTV. Shed.

MASTER BEDROOM 10' 10" x 11' 6" (3.303m x 3.53m) Fitted Wardrobes. UPVC windows. TV port. Fitted lighting. Radiator. Carpet.

BEDROOM 2 8' 9" x 9' 5" (2.68m x 2.89m) Walk in wardrobe. UPVC windows. TV port. Fitted lighting. Radiator. Carpet. Valiant Combi Boiler

BEDROOM 3 9' 0" x 7' 8" (2.76m x 2.34m) Fitted Wardrobes. UPVC windows. TV port. Fitted lighting. Radiator. Carpet. Storage space.

BATHROOM Low WC flush. Sink. Shower cubical. Tiled effect floor. Tiled walls . 6ft Heated Towel rail

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