



- Beautifully Bright & Extended Three Bedroom Home
- Spacious Lounge & Bright Dining Room
- Open Plan Kitchen with Breakfast Bar & French Doors to Rear Garden
- Three Double Bedrooms, En Suite Shower Room To The Master

## Breeze Close, Thornton-Cleveleys, FY5

£174,950

A BEAUTIFULLY DECORATED & MODERN HOME TUCKED AWAY IN A CUL DE SAC OFF FLEETWOOD ROAD NORTH - SPACIOUS LOUNGE WITH GORGEOUS DINING ROOM / PLAY ROOM - SUPER STYLISH OPEN PLAN DINING KITCHEN WITH BREAKFAST BAR - THREE DOUBLE BEDROOMS - EN SUITE TO MASTER BEDROOM - MODERN FAMILY BATHROOM - LANDSCAPED REAR GARDEN



## Property Description

### PORCH

Composite door in and door into

### LOUNGE

15' 11" x 12' 6" (4.87m x 3.82m) Double glazed window to front, fitted carpet and radiator. Stairs to first floor.

### DINING ROOM

15' 5" x 9' 2" (4.71m x 2.80m) Double glazed window to front, laminate flooring and radiator.

### KITCHEN DINING ROOM

8' 8" x 19' 3" (2.66m x 5.87m) A range of modern wall and base units with complimentary work surfaces over, LED lighting to kickboards, space for rangemaster cooker, sink and drainer unit with mixer tap, tiled splashbacks, plumbed for washing machine and dishwasher, space for dryer and fridge freezer, vinyl flooring, cupboard housing combi boiler, LED spot lights and wall mounted vertical radiator. Two double glazed windows to rear and French Doors opening onto rear garden.

### LANDING

Fitted carpet and access to all rooms.

### BEDROOM ONE

12' 5" x 9' 4" (3.81m x 2.86m) Double glazed window to rear, fitted carpet and radiator. Doorway into

### EN SUITE

A three piece modern suite comprising of step in corner shower, cabinet wash hand basin with mixer tap and low flush WC, LED spotlighting, extractor fan, chrome heated towel rail and vinyl flooring.





#### BEDROOM TWO

13' 7" x 9' 2" (4.15m x 2.80m) Double glazed window to front, fitted carpet and radiator.

#### BEDROOM THREE

9' 1" x 8' 9" (2.78m x 2.68m) Double glazed window to front, fitted carpet, radiator and store cupboard.

#### BATHROOM

A modern three piece suite comprising of low flush WC, pedestal wash hand basin and panelled bath with mixer tap. Heated chrome towel rail, vinyl flooring and double glazed opaque window to rear.



#### EXTERIOR FRONT

Mainly laid to lawn with borders housing shrubs and trees, tarmac driveway, paved walkway and additional paved area for additional parking.

#### EXTERIOR REAR

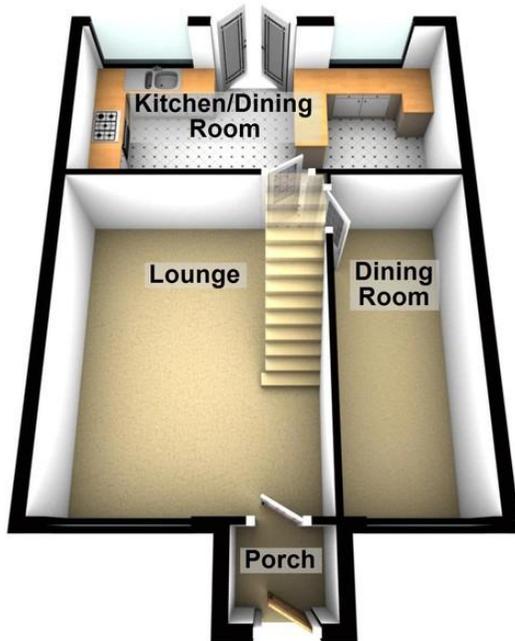
Low maintenance and enclosed garden comprising of Indian paved patio area, artificial lawned area and raised and decked area with timber store.

#### TENURE

We have been informed that the current owners have now purchased the Leasehold therefore the property will be sold as Freehold.



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	76
		EU Directive 2002/91/EC	

Address:  
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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		74	75
		EU Directive 2002/91/EC	

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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 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