



- Fabulous Two Bedroom Semi-Detached Cottage
- Open Plan Lounge Through Dining Room
- Modern Fully Fitted Kitchen, Orangery
- Beautiful Bathroom, Parking, Garage

Grange Farm Cottages, Norbreck Road, Thornton-Cleveleys, FY5 Offers In Excess Of £300,000

ARCHITECTURAL AND HISTORICAL PROPERTY OF INTEREST - BUILT BETWEEN 1870-1880 - TRULY MAGICAL TWO BEDROOM SEMI-DETACHED COTTAGE ON THE BROW OF THE HILL OF NORBRECK ROAD - A STATEMENT HOME OFFERING THE PERFECT COMBINATION OF CHARACTER AND STYLE WITH A SPACIOUS OPEN-PLAN LOUNGE DINER - BEAUTIFUL KITCHEN - ORANGERY AND TWO DOUBLE BEDROOMS COMPLIMENTED WITH A FABULOUS FIRED EARTH BATHROOM - OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE.



Property Description

PORCH

Double glazed composite door providing access, tiled flooring, door into;

LOUNGE

29' 8" x 13' 7" (9.05m x 4.16m) Two double glazed sash windows to front, double radiator, fitted carpet, two feature open fireplaces with stone lintel and log burning stove, double doors through to conservatory, opening through to nook.

NOOK

Double glazed sash window to side, oak shelving, wine rack, tiled flooring. This extra storage space also houses a recently fitted condenser combi boiler.

KITCHEN/BREAKFAST ROOM

13' 6" x 9' 0" (4.12m x 2.76m) Archway leading to a beautiful 'Shaker Style' kitchen fitted with a matching range of base and eye level units with granite worktops and drawers, 1+1/2 bowl sink unit with single drainer and mixer tap, larder cupboard, integrated Neff appliances; built-in fridge and freezer, built-in double oven, built-in four ring induction hob with extractor hood over and dishwasher. Double glazed window to rear, double glazed window to front, stone flooring, door to:

ORANGERY

11' 8" x 11' 6" (3.56m x 3.51m) Double glazed windows to side and rear, two skylight windows, wooden flooring, double doors leading out onto rear garden.

LANDING

Double glazed sash window to side with bespoke wooden shutters, door to:



BEDROOM 1

10' 10" x 10' 8" (3.32m x 3.26m) Two double glazed sash windows to rear, radiator, bespoke wooden shutters, feature floorboards.



BEDROOM 2

16' 11" x 7' 3" (5.17m x 2.22m) Two double glazed sash windows to front, double radiator, feature floorboards, built-in wardrobes.

BATHROOM

6' 6" x 5' 10" (1.99m x 1.8m) Double glazed window to side, fitted with a beautiful three-piece suite comprising; low-level WC, wash hand basin and panelled bath with shower overhead, under floor heating.

GARAGE

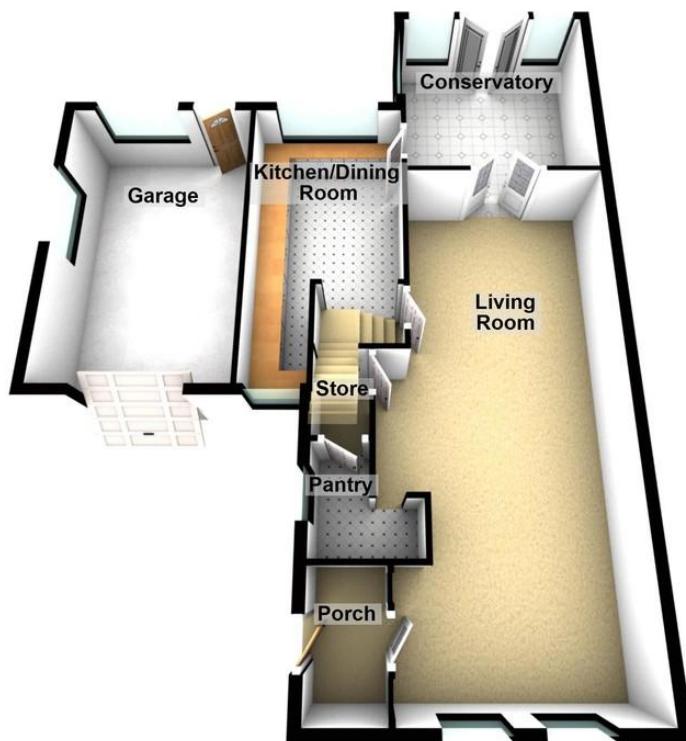
Double glazed window to rear, double glazed window to side, electric up and over door to front, door to rear leading into garden.

GARDENS

To the front of the property is a paved driveway providing off road parking for multiple vehicles. Surrounding the garden is an original cobbled wall. The private rear garden is a truly magical south/west-facing space with a mature landscaped garden with fruit trees, laid to lawn with established planted borders, patio seating area and water feature. Timber garden cabin with slate roof has power, draining and lighting currently houses the washing machine and dryer.



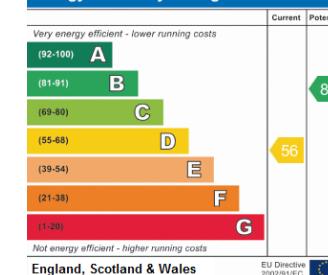
Ground Floor



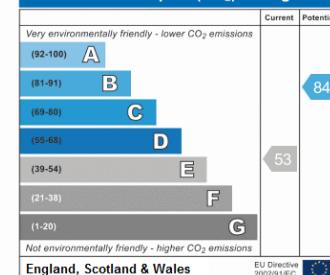
First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



1B Lancaster House, Amy
Johnson Way, Blackpool,
Lancashire, FY4 2RP

www.romanjamesestates.co.uk
01253 978888
info@romanjamesestates.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 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