



32 Birch Avenue, Thornton-Cleveleys,  
FY5 2HS

**£164,950**

**Fantastic opportunity to really make a home your own!**

**This property benefits from spacious room sizes, ground floor W/C, southerly facing rear garden, off street parking and no chain delay. Downstairs offers two reception rooms, kitchen and W/C, whilst upstairs you will find three well proportioned bedrooms, wet room and separate W/C.**

**Located in an ideal spot in Cleveleys, tucked away but only a short stroll from the centre.**

- Updating required throughout
- Two reception rooms
- Ground floor W/C
- Three bedrooms
- Wet room
- Southerly facing rear garden
- Off street parking
- 0.4 miles from Cleveleys Centre
- NO CHAIN

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**McDonald**  
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**Entrance:** Wooden double glazed panelled door.

**Hall:** 16'2" x 6'2" (4.93 m x 1.88 m) Fireplace, Meter cupboard, Understairs storage, Staircase, Wooden flooring, Radiator.

**Lounge:** 14'4" x 11'2" (4.37 m x 3.40 m) Gas fire with tiled hearth and wooden surround, Coved ceiling, Picture rail, Dado rail, Bay window, Radiator.

**Dining Room:** 15'4" x 11'2" (4.67 m x 3.40 m) Gas fire with tiled surround, Coved ceiling, Picture rail, UPVC double glazed patio doors and window.

**Kitchen:** 9'8" x 6'0" (2.95 m x 1.83 m) Wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Space and plumbing for washing machine, Space for cooker, Space for under counter fridge, Tiled walls and floor, UPVC double glazed door, UPVC double glazed window, Radiator.

**Ground Floor WC:** Low flush WC, Wall mounted basin, Grab rail, Window.



**First Floor:**

**Landing:** Leaded stained glass window.

**Bedroom 1:** 14'1" x 11'1" (4.29 m x 3.38 m) Tiled fireplace, Picture rail, Bay window, Radiator.

**Bedroom 2:** 12'11" x 9'10" (3.94 m x 3.00 m) Fitted wardrobe, Cupboard housing boiler, Picture rail, Tiled fireplace, Window, Radiator.

**Bedroom 3:** 7'8" x 6'2" (2.34 m x 1.88 m) Picture rail, Window, Radiator.

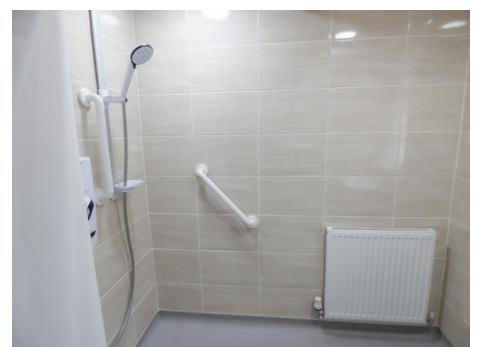
**Wet Room:** Shower unit, Wash basin, Tiled walls, Window, Radiator.

**WC:** Low flush WC, Tiled walls, Spotlighting, Window.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £1980.20 (2024/25)



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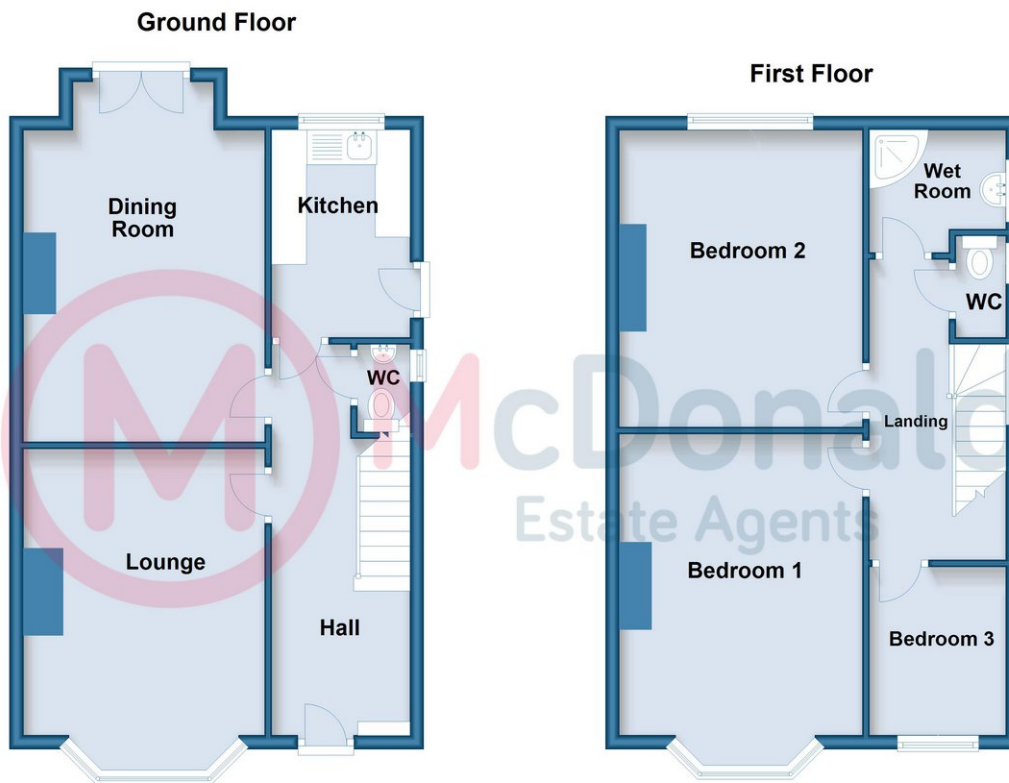


**Directions:** Take North Drive heading north to the junction of Victoria Road West, continue over and then turn first right into Birch Avenue.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 82        |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 61      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |



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**Birch Avenue**

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