



77 Luton Road, Anchorsholme,
Thornton-Cleveleys, FY5 3QX

£145,000

***POTENTIAL, POTENTIAL, POTENTIAL ***

Built in the popular 'Centre Hall' design, this Semi Detached house does need updating throughout, so is that perfect blank canvas to make your own. Internally there are three Bedrooms, Lounge and a Dining Kitchen upto around 17' across, whilst externally the rear Garden extends to around 65'. Sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Gardens - around 65' to the rear
- Garage and Parking

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Hall: Meter cupboard, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin.

Lounge: 13'0" x 12'1" (3.96 m x 3.68 m) Fireplace, Coved ceiling, UPVC double glazed windows, Radiator.

Dining Kitchen: 17'4" x 12'0" (5.28 m x 3.66 m) Wall and base cupboard units, Built in oven and hob, Single drainer stainless steel sink, Coved ceiling, UPVC double glazed windows and patio doors, Radiator.

Utility: Plumbed for washing machine, UPVC double glazed windows and door.

First Floor:

Landing: Loft access.

Bedroom 1: 12'0" x 12'0" (3.66 m x 3.66 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'9" x 10'10" (3.58 m x 3.30 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 6'3" (2.06 m x 1.90 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window.

Outside:

Front: Lawn and hedging.

Rear: Approximately 65' in length, Mainly laid to lawn.

Parking: Detached concrete sectional garage with private drive.

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - C £2024.00 (2024/25)

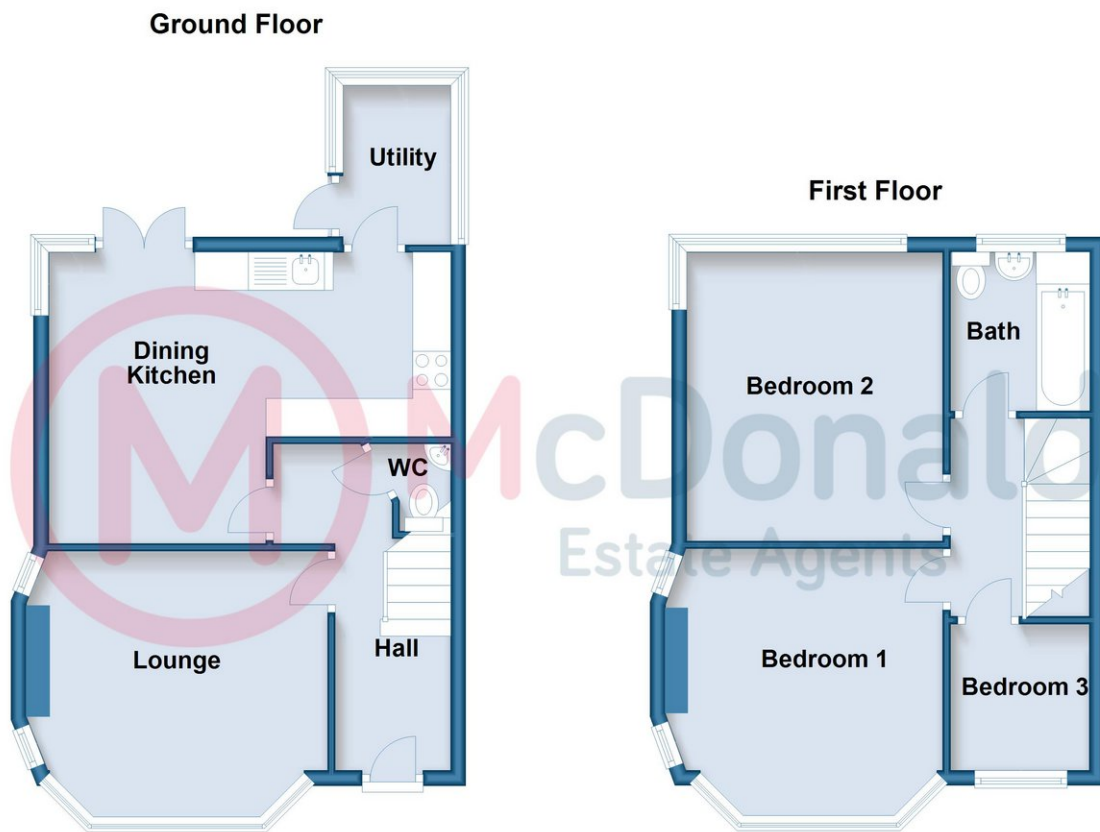


Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road, continue along and at the traffic lights turn right into Warren Drive. Take the third left into North Drive, and finally fourth right into Luton Road.

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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Luton Road

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