



23 Willoughby Avenue,
Thornton-Cleveleys, FY5 2BW

£179,950

A beautifully proportioned Semi Detached Bungalow affording deceptively spacious accommodation to include 3-4 Bedrooms, a Lounge over 16' and a lovely modern Dining Kitchen. A sought after and thoroughly convenient location, only around 175m to Victoria Road and all it has to offer.

- Lounge
- Modern Dining Kitchen with Utility
- 3/4 Bedrooms
- Modern Ground floor Bathroom
- Double glazing; Gas central heating
- Gardens - Westerly facing to the rear
- Possible Off street parking



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Vestibule: UPVC double glazed doors.

Hall: Meter cupboard, Coved ceiling, Picture rail, Stairs to the first floor, Understairs storage, Radiator.

Lounge: 16'3" x 10'11" (4.95 m x 3.33 m) Fireplace with surround, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Dining Kitchen: 12'8" x 10'4" (3.86 m x 3.15 m) Modern fitted wall and base cupboard units with roll edge worktops, Single drainer stainless steel sink, Built in oven and hob with extractor, Fireplace, Coved ceiling, Picture rail, UPVC double glazed door, Radiator.

Utility Room: 7'4" x 5'7" (2.24 m x 1.70 m) A comprehensive range of modern fitted storage cupboards, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window.

Second Lounge/Bedroom 4: 11'10" x 10'5" (3.61 m x 3.17 m) Picture rail, TV point, UPVC window, Radiator.

Bedroom 3: 9'4" x 6'10" (2.84 m x 2.08 m) UPVC double glazed window, Radiator

Bathroom: Modern four piece bathroom suite comprising; Panelled bath, Corner step in shower, WC, Vanity wash basin, UPVC double glazed window, Towel heater radiator.

First Floor:

Landing: Eaves storage, UPVC window.

Bedroom 1: 16'8" x 10'8" (5.08 m x 3.25 m) Fitted wardrobes, Eaves storage, Radiator.

Bedroom 2: 10'5" x 9'5" (3.17 m x 2.87 m) UPVC double glazed window, Radiator.

WC: WC, Wash basin, UPVC window.

Outside:

Front: Low maintenance front garden with a variety of mature shrubs with a shared driveway to the side.

Rear: Westerly facing mainly laid to lawn with shrubs and plants, Brick built outhouse, wooden shed.

Parking: Possible off street parking.

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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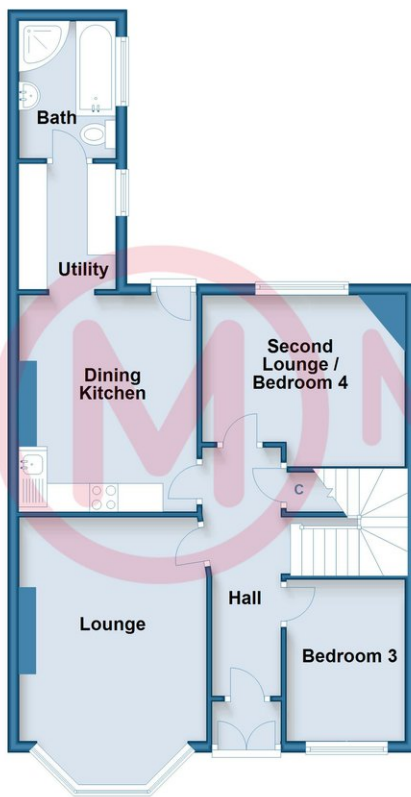
Directions: From Cleveleys centre travel inland along Victoria Road West. Turn first left into Cleveleys Avenue, first right into Chester Avenue and finally second left into Willoughby Avenue.

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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Willoughby Avenue

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