



McDonald

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675 North Drive, Thornton-Cleveleys,
FY5 2QB

£180,000

A lovely Semi Detached Dormer Bungalow offering a real feeling of space inside and out. To The ground floor is a fantastic open plan Living/Dining area, a modern style Kitchen, Bathroom and Master Bedroom whilst to the first floor are the two further Bedrooms. The theme continues externally with a Westerly facing rear Garden, plus the front and side are of a size larger than many of the surrounding properties, perfect if you are looking for additional parking !
Sold with NO ONWARD CHAIN.

- Three Bedrooms - one to ground floor
- Open plan Living/Dining room
- Kitchen
- Ground floor Bathroom
- Gardens - Westerly facing rear
- Garage and spacious Driveway



Successfully selling property since
1948.



Vestibule: Meter cupboard, UPVC double glazed door.

Open plan Living/Dining area: 20'0" x 15'2" (6.10 m x 4.62 m)
Feature fireplace with inset living flame gas fire, TV point, UPVC double glazed windows, Two radiators.

Kitchen: 13'0" x 8'10" (3.96 m x 2.69 m) Attractive range of fitted wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor over, Integrated fridge and freezer, Plumbed for washing machine, Single drainer stainless steel sink with mixer tap, Tiled walls and floor, UPVC double glazed windows and door, Radiator.

Bedroom 1: 12'2" x 10'6" (3.71 m x 3.20 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom suite comprising; Panelled bath with shower over, Integrated low flush WC and vanity wash basin, Tiled walls and floor, Towel heater radiator.

First Floor:

Bedroom 2: 10'6" x 9'6" (3.20 m x 2.90 m) Built in wardrobe, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 10'9" x 8'8" (3.28 m x 2.64 m) Built in storage, UPVC double glazed window, Radiator.

Outside:

Front: Pattern imprinted concrete and a large flowerbed.

Rear: Westerly facing, Mainly flagged.

Parking: Detached concrete sectional garage and a wider private drive.

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)

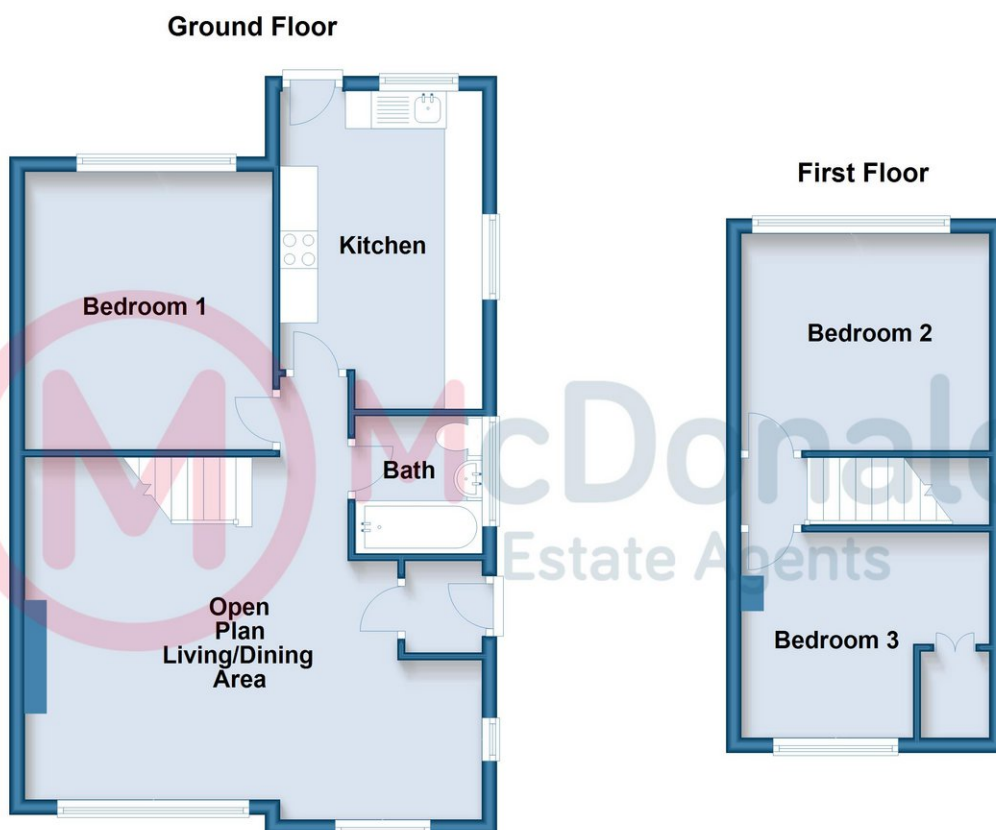


Directions: Travel north along North Drive continuing over Luton Road, Victoria Road West and West Drive. After continuing over Cumberland Avenue, the property can be found a bit further along on the left hand side.

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		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			



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North Drive

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