



84 Aintree Road, Thornton-Cleveleys,
Lancashire, FY5 5HP

£149,950

Cosy, two bedroom TRUE bungalow available with NO CHAIN delay. The property briefly comprises generous lounge to the front, kitchen diner, two well proportioned bedrooms, bathroom plus GARAGE. Externally, there is a WEST facing rear garden, with off street parking to the front. Located just 0.3 miles from Thornton centre, with local amenities and excellent transport links.

- TRUE Bungalow
- Two Bedrooms
- Semi-Detached
- Off Street Parking
- Garage
- WEST Facing Rear Garden
- 0.3 miles from Thornton Centre
- NO CHAIN

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Porch: UPVC double glazed front door, UPVC double glazed windows.

Lounge: 13'0" x 15'3" (3.96 m x 4.65 m) UPVC double glazed front door, Wooden fireplace with marble effect hearth and gas fire, Laminate flooring, Radiator.

Kitchen: 13'11" x 8'10" (4.24 m x 2.69 m) Fitted wall and base cupboard units, Stainless steel sink and drainer, Integrated electric hob with extractor over, Integrated oven, Plumbed for washing machine, Space for fridge freezer, Two UPVC double glazed side windows, UPVC double glazed door to rear garden, Radiator.

Bedroom 1: 12'11" x 11'0" (3.94 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'11" x 9'6" (3.33 m x 2.90 m) UPVC double glazed window, Radiator.

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

Outside:

Front: Concrete driveway to the front with mature shrubs and plants.

Rear: Mostly laid to lawn.

Garage: Garage with an up and over door.

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 - B £1655.24 (2023/24)



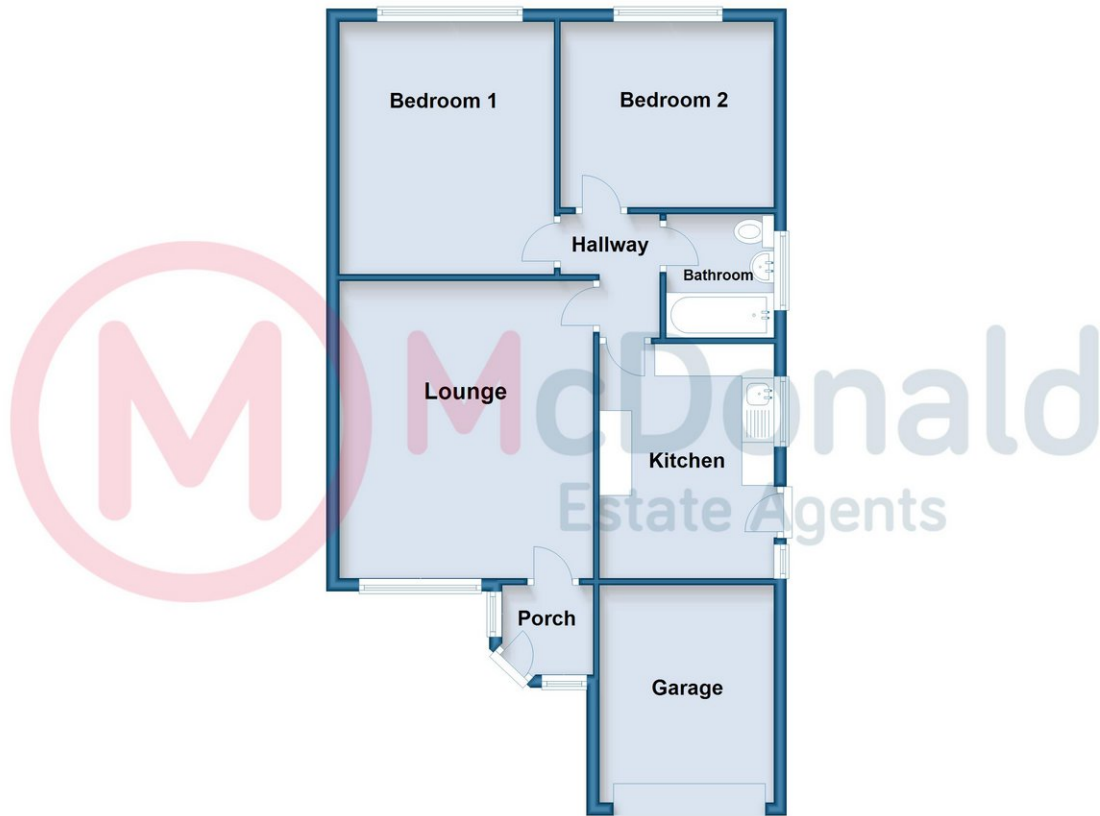
Directions: Take Fleetwood Road South and head north to it's conclusion and turn right into Victoria Road East, turn first right into Sandown Road and finally first right into Aintree Road.

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			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Aintree Road

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