



4 Ashmore Grove, Thornton-Cleveleys,
FY5 3NR

£159,950

A lovely, cosy Semi Detached True Bungalow tucked away in a super convenient Cul-De-Sac location just 0.4 miles from Cleveleys high street and all it has to offer. Really nicely presented throughout and sold with NO ONWARD CHAIN delay.

- Lounge; Kitchen
- Two bedrooms
- Shower room
- Gas central heating
- UPVC double glazing
- Gardens
- Private Driveway



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



Hall: Loft access, Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 14'10" x 11'0" (4.52 m x 3.35 m) Feature fireplace with inset living flame gas fire, TV point, UPVC double glazed window, Radiator.

Kitchen: 9'8" x 7'10" (2.95 m x 2.39 m) Wall and base cupboard units with complementary worktops, Integrated oven and hob with extractor over, Plumbed for washing machine, Stainless steel sink and drainer with mixer tap, UPVC double glazed window and door to rear, Radiator.

Bedroom 1: 12'7" x 11'0" (3.84 m x 3.35 m) Range of modern fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 9'4" x 8'0" (2.84 m x 2.44 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Three piece suite comprising; Walk in shower, Pedestal wash basin, Low flush WC, Built in cupboard, UPVC double glazed window, Radiator.



Outside:

Front: Decorative gravelled area, and established borders.

Rear: Laid to a combination of lawn and paving with mature trees and shrubs, Timber shed.

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 £1771.00 (2024/25)

Directions: Take Anchorsholme Lane East heading east and turn third left into South Parade, Ashmore Grove is second on the left.

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		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Ashmore Grove

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

