



**Cleveleys
Landmark House
5a Cleveleys Avenue FY5 2UH**

Tel: 01253 858200
Email: cleveleys@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/cleveleys>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

£90,000

**Derby Road, Thornton
Cleveleys FY5**

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Ground Floor Flat, Great Location, Walking Distance to Promenade**
- **Lounge, Kitchen, Two Bedrooms & Bathroom**
- **Garage & Off Road Parking, Close to Cleveleys Town Centre**
- **Ideal FTB or BTL, Viewing Recommended**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC E

www.farrellheyworth.co.uk



This two bedroom ground floor flat is situated in a great location of Thornton Cleveleys, close to local amenities, transport links and a short walk to the promenade.

The accommodation comprises reception room, fitted kitchen with wall and base units, oven and hob, two bedroom (one double and one single) plus a spacious bathroom comprising bath with spa jets, wash hand basin and wc.

The flat has double glazing and electric heaters.

The property has a garage to the front and off street parking.

Tenure: Leasehold

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 2008
Current Ground Rent: TBC
Current Service/Maintenance Charges: TBC

Council Tax: Band A

“What The Owner Says”

