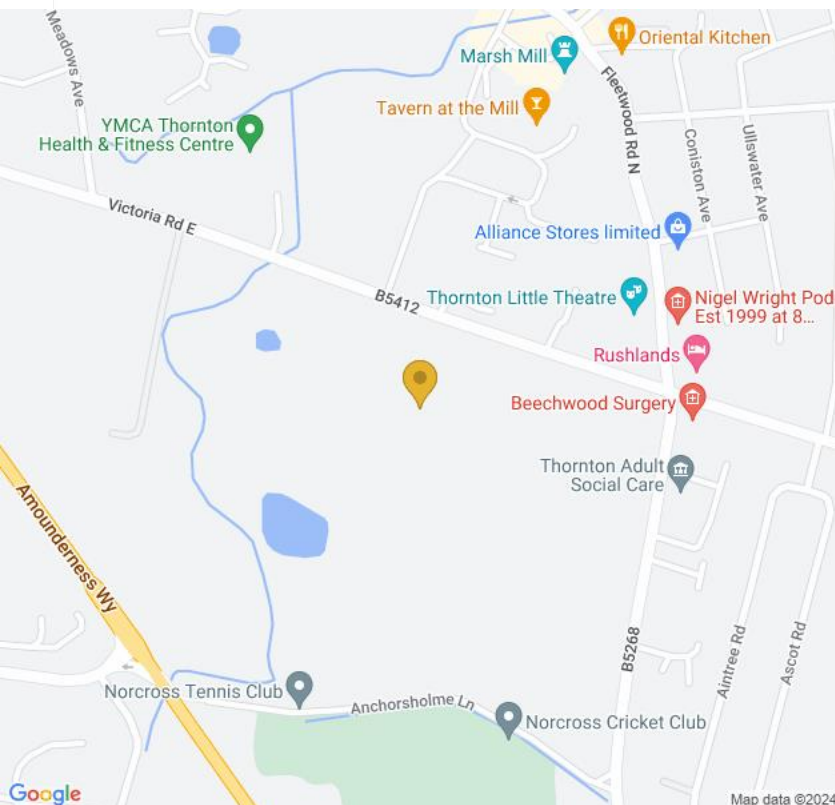
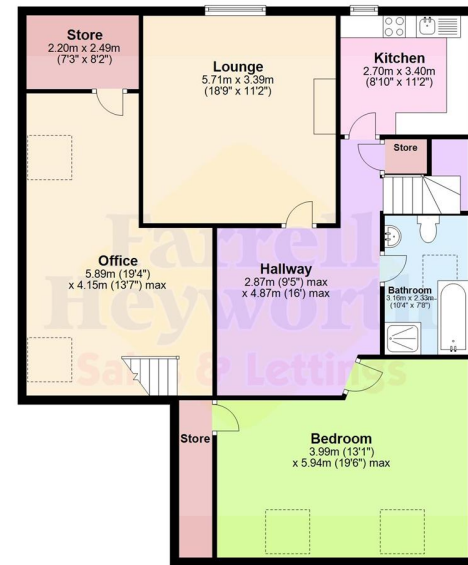
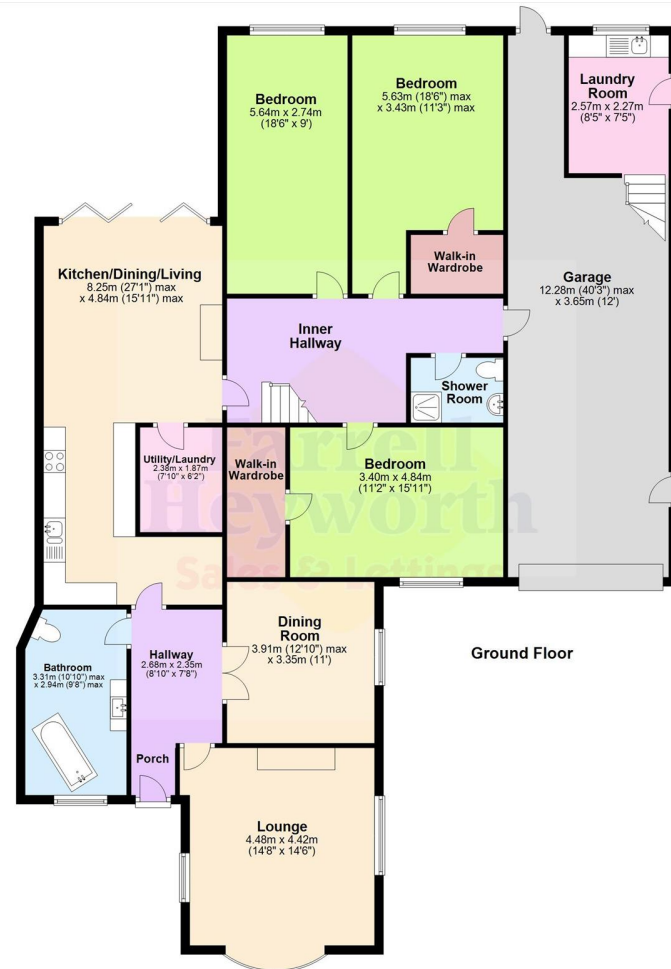


£439,995

Victoria Road East,
Thornton Cleveleys FY5



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

Tel: 01253 858200

Email: cleveleys@farrellheyworth.co.uk

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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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Generous Semi Detached With Annex**
- **Would Easy Convert Into A Single Dwelling**
- **Four Great Size Bedrooms, Fabulous Rear Outlook**
- **Large Open Plan Living, Totally Unique Property**

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 D

www.farrellheyworth.co.uk



Situated on the highly desirable Victoria Road East in Thornton-Cleveleys is this spectacular and extremely unique home which would be perfect for either an extended family living arrangement or could quite easily be converted into one very large single family dwelling, the choice is yours.

Currently the property is arranged as follows - main house briefly comprises entrance porch, hallway, lounge, dining room, open plan kitchen/dining/living, laundry room, modern family bathroom, inner hallway, three double bedrooms, two providing walk in wardrobes, modern shower room plus generous loft room(used as working office) with storage.

The annex briefly comprises entrance laundry room to ground floor with stairs, first floor lounge, kitchen, modern four piece bathroom suite, large bedroom, and landing/dining area.

Externally the property sits on a great size plot with the front offering a large driveway providing ample off road parking, wood shed, coal store, good size workshop/garage with electric roller door, generous lawn with a variety of mature trees and established borders. To the rear is a gardeners paradise, there is a generous landscaped garden with luscious green lawn, planted borders, raised bed, greenhouse, climbing plants, mature trees, established shrubs/plants.

The property is well situated for shops, schools, transport link and amenities and has a wonderful field aspect to the rear offering fantastic views and scenery.

Tenure: Freehold
Freehold information: Annex Council Tax Band A
Council Tax: Band C





