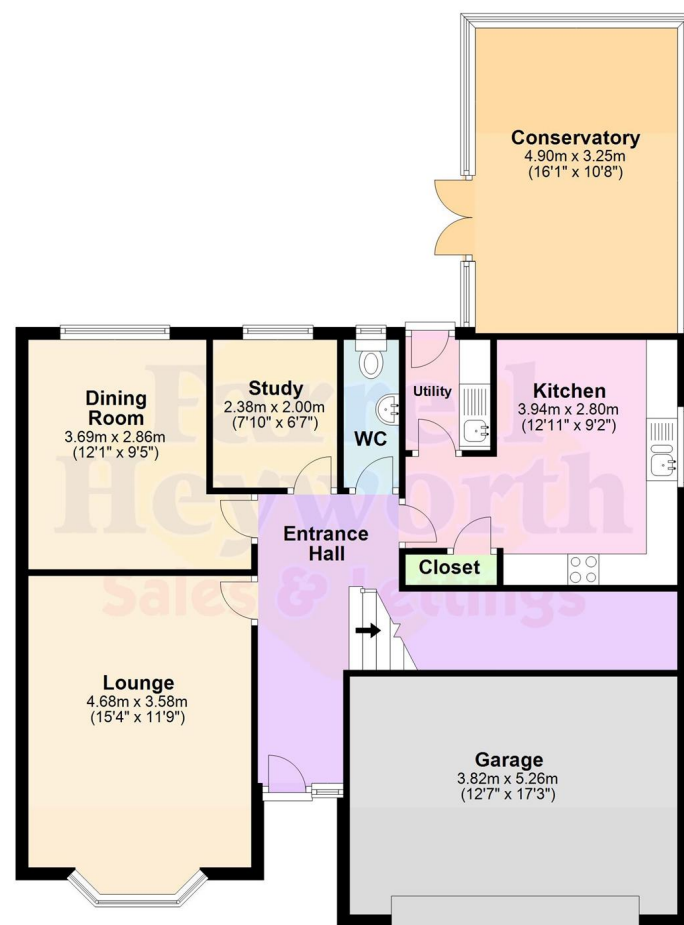
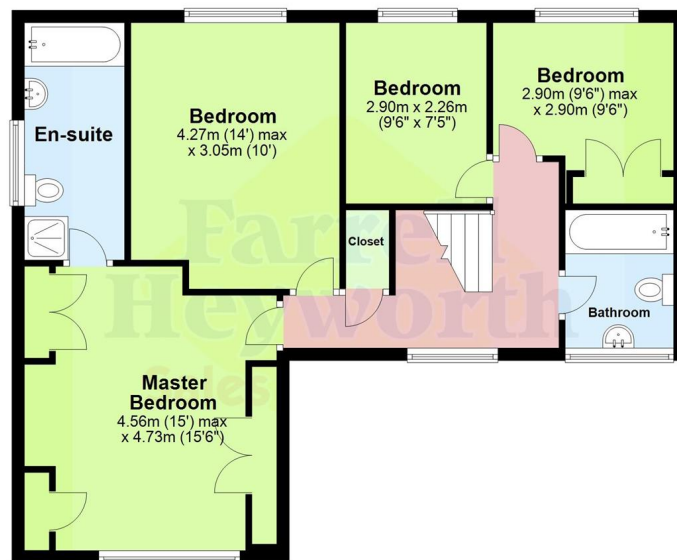


**£335,000**

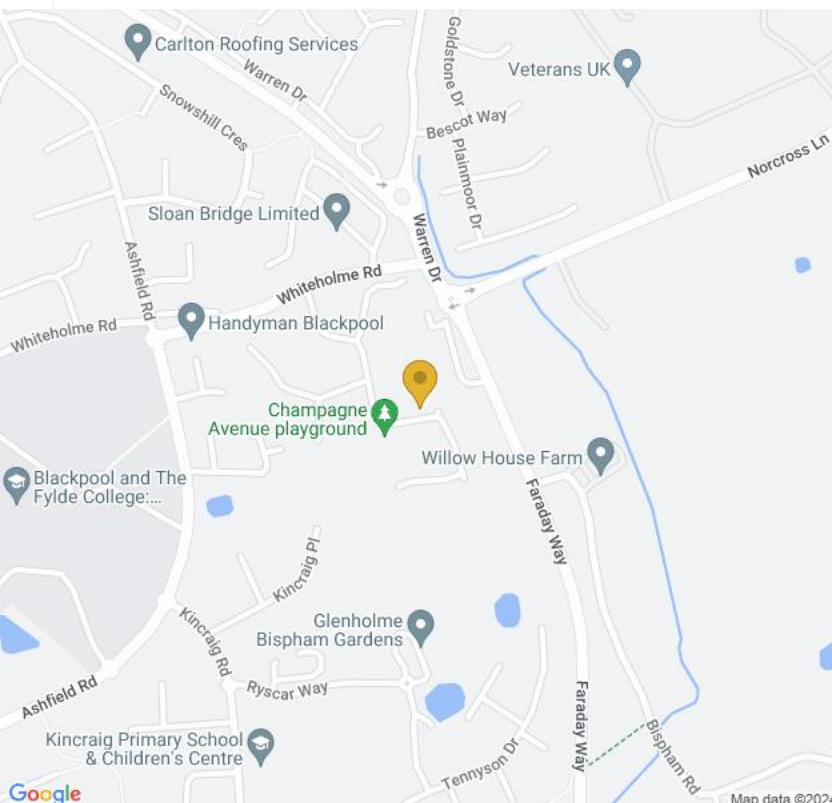
Champagne Avenue,  
Thornton Cleveleys FY5



Ground Floor



First Floor



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

**Tel: 01253 858200**

**Email: [cleveleys@farrellheyworth.co.uk](mailto: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



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Attractive Four Bedroom Detached Family Home in Cleveleys**
- **Situated in a Quiet & Family Friendly Residential Development**
- **Two Receptions, Study, Ground Floor WC, Fitted Kitchen & Utility**
- **Fitted Kitchen, Conservatory, Front/Rear Gardens, Drive, Garage**

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 C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Farrell Heyworth Cleveleys are simply delighted to introduce you to this attractive and well presented four bedroom detached family home, excellently situated in a peaceful and family friendly residential development in Cleveleys only a short drive away from the main shopping area and other local shops, schools and transport links.

The property offer bright, comfortable and spacious living accommodation superbly created for family living.

Internally on the ground floor you will find a spacious and welcoming entrance hall, lounge and dining room, a study, fitted kitchen, utility room with fitted base and wall units, rear conservatory with electric roof windows and patio doors and ground floor WC.

On the first floor you will find four well-proportioned bedrooms, with the master bedroom benefitting from a five piece en-suite comprising bath, shower, hand wash basin, toilet and bidet, and a bright three piece family bathroom. All of the bedrooms in this property have fitted wardrobes.

Externally there are gardens to both the front and rear, a driveway and a double garage with an electric up and over door - ideal for storage!

Tenure: Freehold  
Council Tax: Band E

