

**£240,000**

Richmond Avenue,  
Thornton Cleveleys FY5



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

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- \*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- Luxurious Three or Four Bedroom Traditional Family Home**
- Superbly Located for Amenities, Shops, Schools and the Promenade**
- Lounge, Dining Room, Fitted Kitchen, Office and Utility/WC**
- Shower Room, Drive, Garage and Excellent Gardens Areas**

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.

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

**EPC E**

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





We are delighted to bring to the market this fabulous traditional bay fronted semi detach family home which is situated in a quiet and established residential area close to all the local amenities, shops, schools, promenade and leisure facilities.

Currently the layout is being used as a three bedroom with an office, however the office could also be used as a ground floor bedroom with an en suite if desired.

The accommodation comprises entrance hall, bay fronted dining room with feature fireplace, second reception room overlooking the rear garden, fitted kitchen with a range of modern base and wall units, integrated fridge freezer and dishwasher, and door to the rear, ground floor bedroom/office and with direct access to the WC/utility.

To the first floor there are a further two double bedrooms and a generous single bedroom, a luxurious and modern shower room and a separate wc.

Benefits include double glazing and gas central heating and part boarded loft.

Externally there are well presented gardens to both front and rear with the rear being a very good size and a decked seating area plus a single garage to the rear with power and light and off street parking to the front.

Tenure: Freehold  
Council Tax: Band B









