

**£145,000**

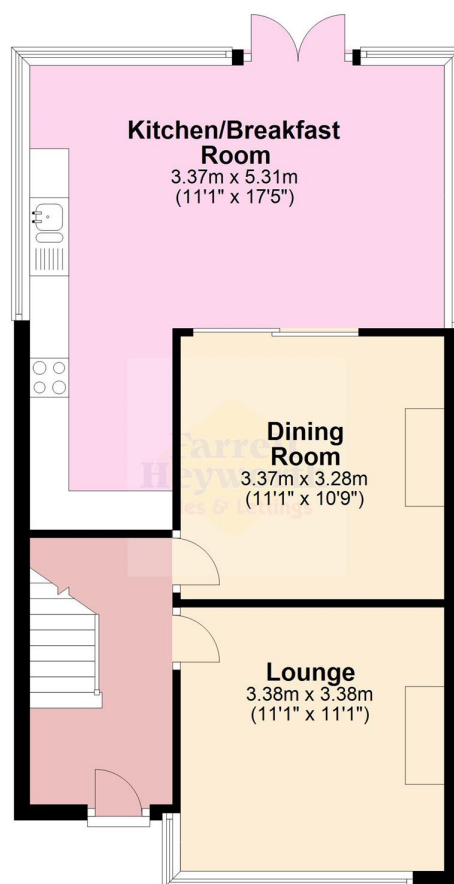
Westmorland Avenue,  
Thornton Cleveleys FY5



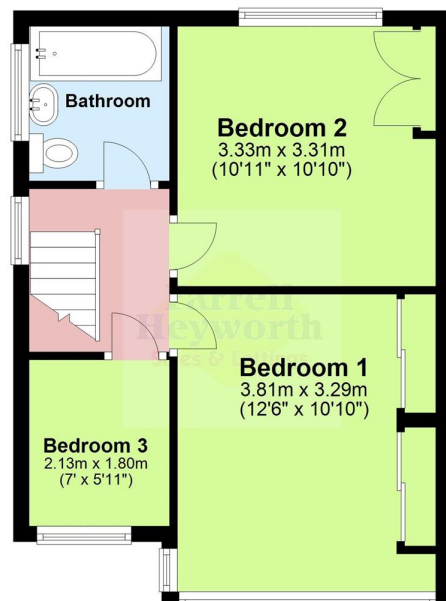
- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three Bedroom Semi-Detached Family Home**
- **Two Reception Rooms, Fitted Kitchen Area, Spacious Rear Garden**
- **Great Location, Close To Local Shops & Transport Links**
- **Please Call To Avoid Missing Out**

**EPC D**

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



**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)**

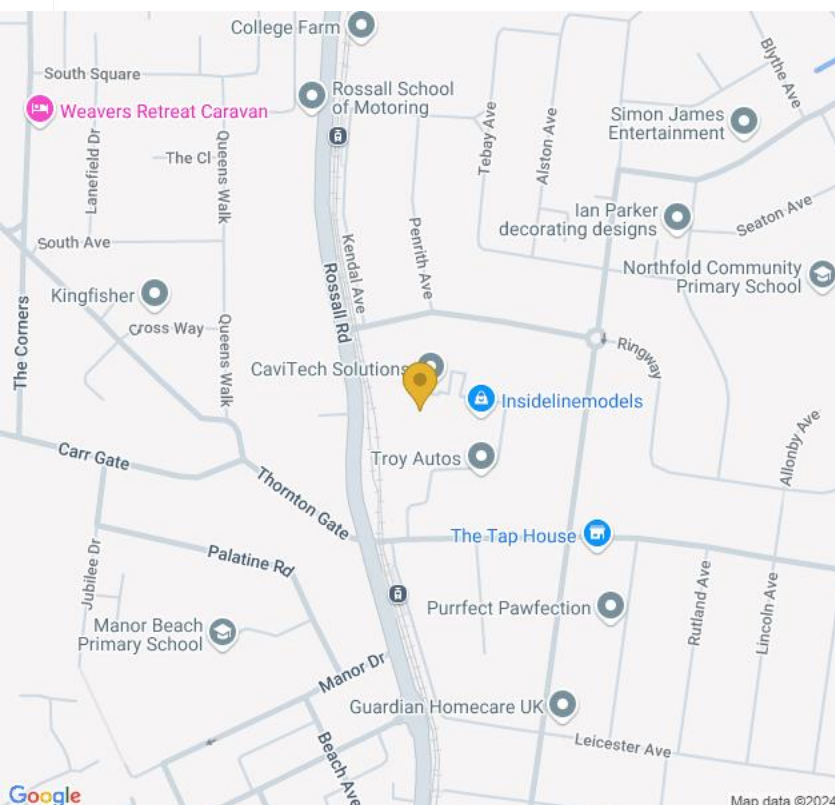
**<https://www.farrellheyworth.co.uk/cleveleys>**

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



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.





We are pleased to present to the market this three bedroom semi detached home, located in a popular area of Cleveleys.

On the ground floor the accommodation comprises lounge, dining room and a spacious kitchen area.

Stairs lead to the first floor with three bedrooms and a family bathroom.

Externally is a driveway with access to the rear garden which is well maintained.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 8th April 1940  
 Current Ground Rent: TBC  
 Council Tax: Band B



**We can search 1,000s of mortgages for you**

1 adviser - 80 lenders - 10,000 mortgage schemes!

**Mortgage Advice Bureau** | Call: 0800 389 1666  
 Online: [www.mortgageadvicebureau.com/farrellheyworth](http://www.mortgageadvicebureau.com/farrellheyworth)

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451

**Buying or selling a home?**

**No sale no fee conveyancing  
 Dedicated conveyancer  
 Speedy completions**







