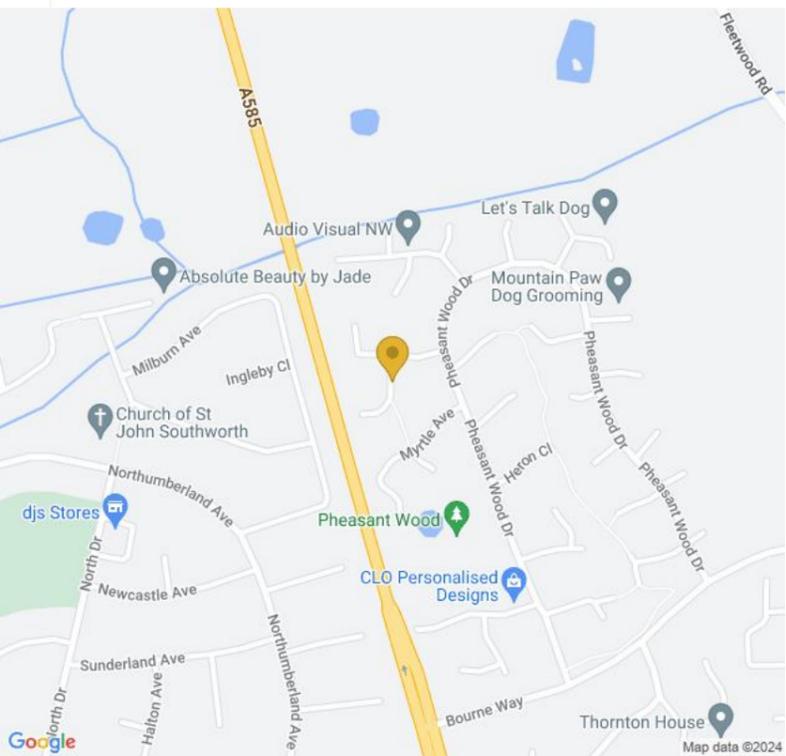
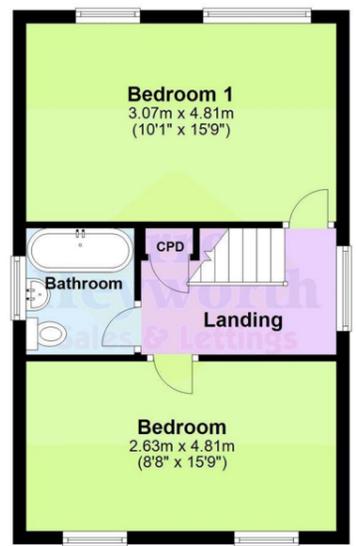
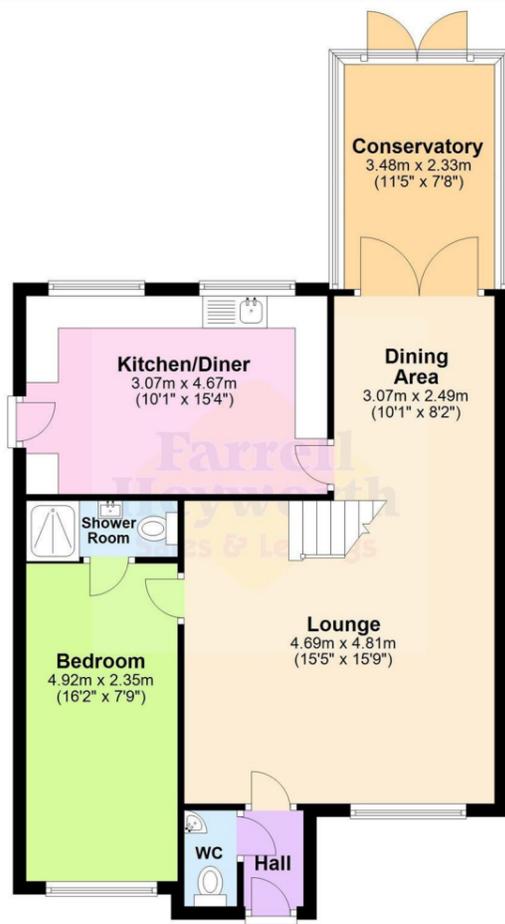


**£249,995**

Elderberry Close, Thornton  
Cleveleys FY5



**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>



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Modern Detached House In Cul De Sac Location**
- **Three Double Bedrooms, En Suite, Good Sized Lounge Diner**
- **Attractive Fitted Dining Kitchen, Conservatory, Ground Floor WC**
- **Lovely Bathroom Suite, Great Location, Highly 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.

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



Opportunity to purchase a well presented cul de sac located modern detached house in an ever popular residential neighbourhood.

The property is double glazed, warmed by a gas fired central heating system and occupies a good sized plot incorporating an attractive, private garden areas to the rear. Internally the accommodation comprises, hallway with separate wc, lounge opening to a dining area, conservatory, lovely fitted kitchen diner and a ground floor double bedroom with en suite shower room. To the first floor, there are two further double bedrooms and a modern tiled three piece bathroom.

To the front, there is a principally lawned garden and off road paved driveway parking.

Internal inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band D



