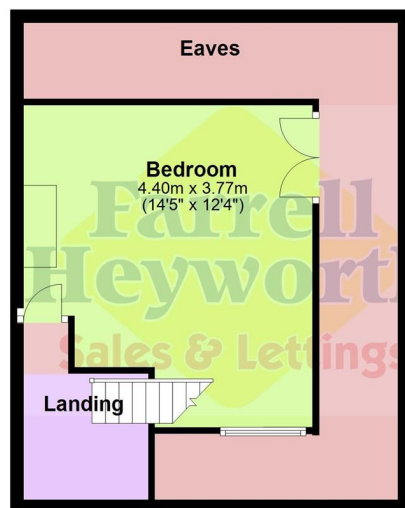
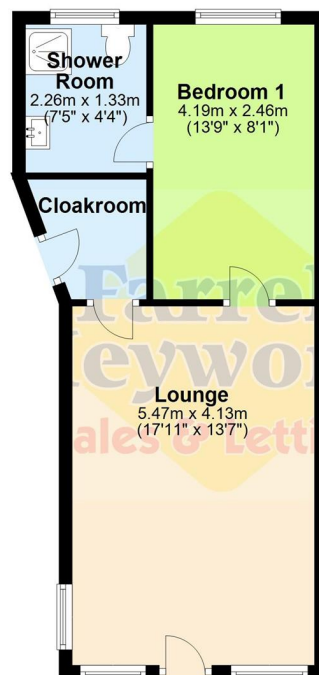


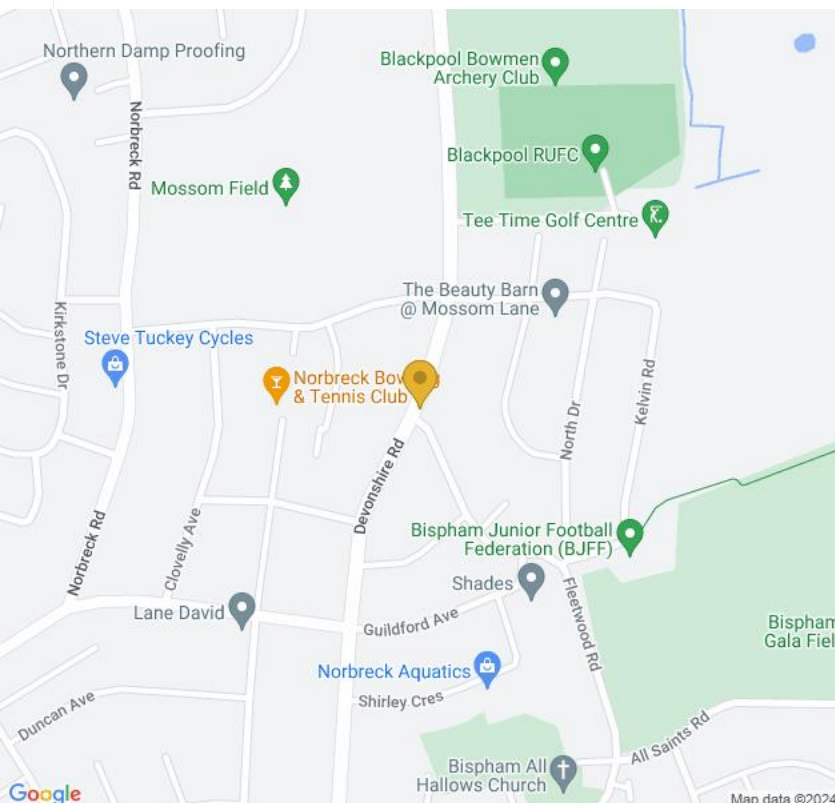
Ground Floor



First Floor



Ground Floor Annex



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

**Tel: 01253 858200
Email: 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

£240,000

**Fleetwood Road, Thornton
Cleveleys FY5**

**Farrell
Heyworth**
Sales & Lettings



- **VERSITILE, VERSITILE, VERSITILE!! Unique Layout.**
- **Spacious 2 Double Bedroomed Bungalow, with 2 Rec Rooms**
- **Fitted Kitchen, Wet Room, Utility Room & Family Bathroom**
- **Plus SEPERATE ANNEXE - Double Bedroom, En Suite Shower Room**
- **Large Lounge, Cloak Room/ WC. Front/Rear Gardens & Ample Parking**

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



We are pleased to present to the market this spacious, two bedroom semi-detached bungalow with separate recently completed annex.

Internally, the bungalow accommodation comprises a light and airy vestibule and hallway. A good size lounge with bay and side window, and fireplace with chimney, good size double bedroom with bay window, fitted kitchen, separate fitted utility room, family bathroom, separate tiled wet room, dining room with access to the first external area.

Stairs to the first floor double bedroom, easy access to eaves storage and open landing storage off stairs.

To the rear of the bungalow is a separate recently completed single storey annex with lounge/games room/gym/home working/recreational space with door to side cloakroom, plus side entry. Door to rear bedroom/work recreation area leading to a three piece shower room. (Passed for residential use). Direct access to a good size rear garden, well stocked with fruit trees, flower beds, lawn and two patio seating areas, two sheds, water butts and composters.

The tarmac drive has an outdoor water tap and two outdoor power points for charging electric vehicles.

VERSITILE, VERSITILE, VERSITILE. Alternative uses: Air BnB, Holiday Letting, Home Office, Work Room, Workshop, Child Minding, Snooker Room, Full Gymnasium, Party Room with Bar & Outdoor Barbeque area. And could easily be adapted for disable living accommodation. Must be viewed to fully appreciate the endless possibilities.

Tenure: Freehold
Council Tax: Band C





