



17 Bardsway, Thornton-Cleveleys,
FY5 2HB

£155,000

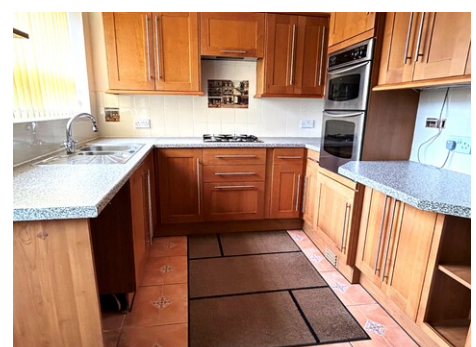
A lovely, cosy, Semi Detached True Bungalow, located in a popular residential area surrounded by similar properties. The property is ready to walk into, whilst still offering scope to make your own mark should you wish, and is sold with **NO ONWARD CHAIN.**

- Lounge
- Kitchen
- Conservatory
- Two double Bedrooms
- Modern style Shower room
- UPVC Double glazing; Gas central heating
- Loft/Hobby room
- Gardens front and rear
- Garage



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



Porch: UPVC double glazed windows and door, Radiator.

Lounge: 15'10" x 11'9" (4.83 m x 3.58 m) Feature gas fire with surround, TV point, UPVC double glazed windows, Radiator.

Hallway: Loft access.

Kitchen: 12'2" x 8'6" (3.71 m x 2.59 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink, Split level oven and hob with extractor over, Plumbed for washing machine, UPVC double glazed window, UPVC double glazed door, Radiator.

Sun Room: 11'6" x 8'2" (3.51 m x 2.49 m) UPVC double glazed windows to rear and side, UPVC double glazed door to side.

Shower Room: Modern style three piece shower room comprising; Large shower, Vanity wash basin, Low flush WC, UPVC double glazed window.

Bedroom 1: 13'3" x 10'10" (4.04 m x 3.30 m) A range of fitted wardrobes and matching furniture, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 10'1" x 9'6" (3.07 m x 2.90 m) Fitted wardrobes, Coved ceiling, TV point, Coved ceiling, Radiator, UPVC double glazed doors to:-

Conservatory: 10'3" x 7'8" (3.12 m x 2.34 m) UPVC double glazed windows and doors, Radiator.

Loft/Hobby Room: 29'1" x 10'3" (8.86 m x 3.12 m) Eaves storage, Double glazed Velux windows, Two radiators (access via loft ladder)

Outside:

Front: Mainly laid to tarmac with flower borders.

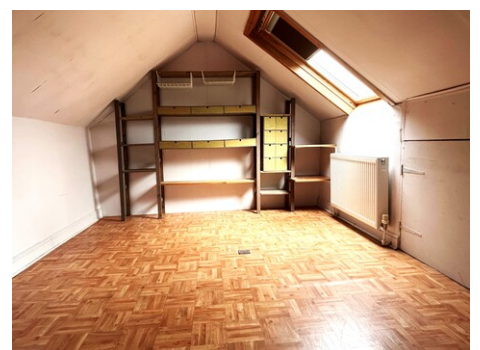
Rear: Mainly paved for ease of maintenance, Stocked with an array of plants and shrubs.

Garage: Concrete sectional garage, UPVC double glazed windows. Utility area with light, power and water.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1732.68 (2024/25)



Award winning property sales since 1948.



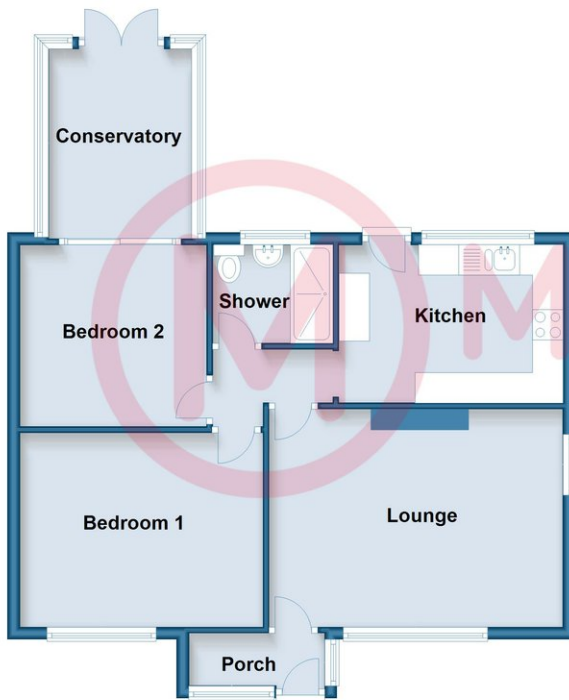
Directions: Take North Drive heading north to the junction at Victoria Road West and turn right. Continue over the roundabout onto Victoria Road East, first left onto Meadows Avenue, second right onto Wordsworth Avenue, second left into Tennyson Avenue, first right into Byron Avenue and finally first right into Bardsway.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Bardsway

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

