



44 Clovelly Avenue, Norbreck,  
Thornton-Cleveleys, FY5 1RU

**£175,000**

A clearly loved and cared for Semi Detached family home, ready to move into but still providing huge potential to make your own. The property offers really nicely proportioned accommodation, particularly to the ground floor where you will find two separate Reception rooms - the Lounge being 18', plus a Kitchen over 20'. The theme outside with a Westerly facing rear Garden the best part of 100' in length. Sold with NO ONWARD CHAIN.

- Two separate Reception rooms
- Breakfast Kitchen - over 20'
- Three Bedrooms
- Bathroom; Separate WC
- UPVC double glazing; Gas central heating
- Gardens- Westerly facing rear
- Large Garage



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**Hall:** Coved ceiling, Delft shelf, Understairs storage, UPVC double glazed windows and door, Radiator.

**Lounge:** 18'1" x 11'2" (5.50 m x 3.40 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed window, Radiator.

**Dining Room:** 11'6" x 11'2" (3.50 m x 3.40 m) Coved ceiling, Wood finish floor, UPVC double glazed French doors to the rear garden, Radiator.



**Breakfast Kitchen:** 20'4" x 7'3" (6.20 m x 2.20 m) Wall and base cupboards with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Tiled floor, UPVC double glazed window and door, Radiator.



**First Floor:**

**Landing:**

**Bedroom 1:** 12'2" x 11'2" (3.70 m x 3.40 m) Fitted wardrobes, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'2" x 11'2" (3.70 m x 3.40 m) Fitted wardrobes, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'3" x 6'7" (2.20 m x 2.00 m) Picture rail, UPVC double glazed window, Radiator.



**Bathroom:** Three piece suite comprising; Panelled bath, Pedestal wash basin, Step in shower, Tiled walls, Built in cupboard, Loft access, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.



**Outside:**

**Front:** Lawn with flowerbeds.

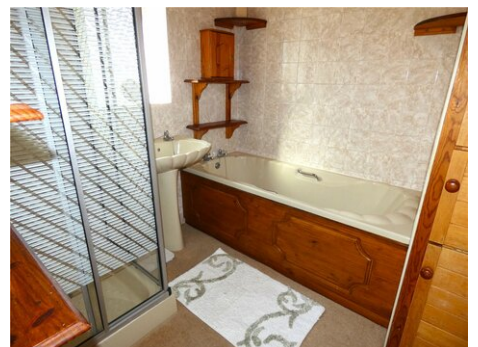
**Rear:** A fabulous rear garden in the region of 100

**Parking:** Large brick garage and driveway.

**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 - C £2024.00 (2024/25)



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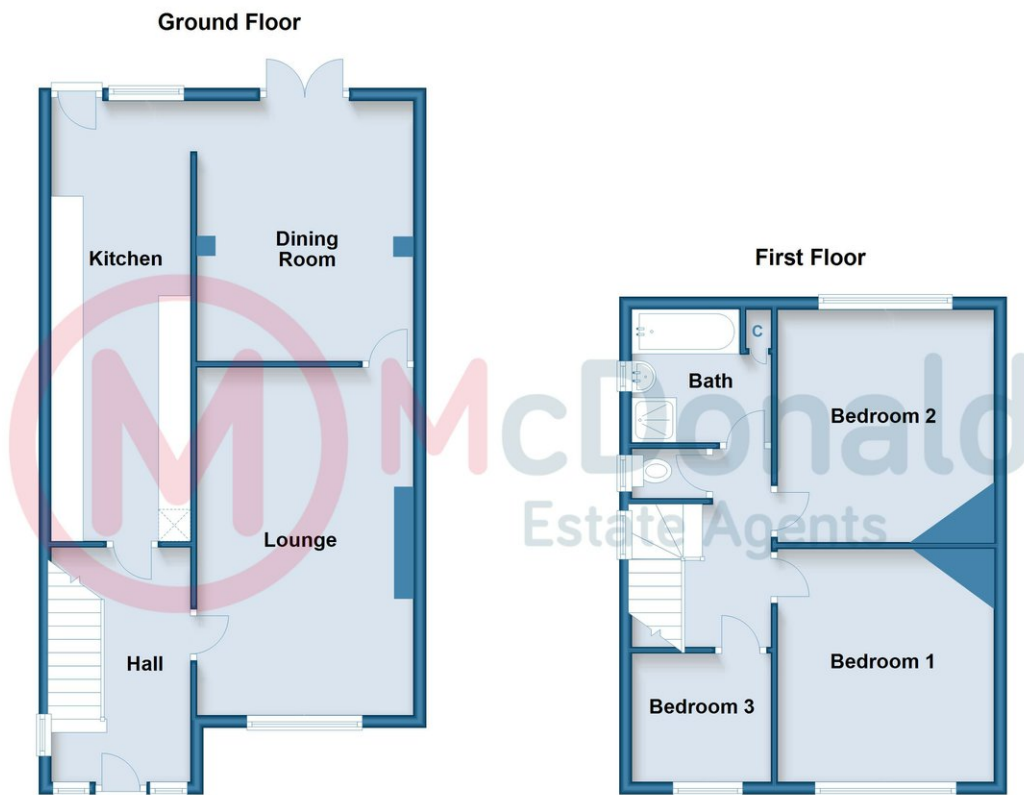


**Directions:** Take Red Bank Road and proceed inland to the roundabout, take the first exit into Devonshire Road, continue along and take the third turning on your left into Guildford Avenue. Clovelly Avenue is the second turning on your right.

**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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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