



18B Nutter Road, Thornton-Cleveleys,
FY5 1BG

£99,950

Chic, cosy and ever so convenient!

This two bedroom, first floor apartment is located just a stones throw from Cleveleys centre, whereby you will be spoilt for choice with the vast amount of amenities on your doorstep! Presented immaculately throughout with modern, tasteful décor, this property is ready to move straight into.

Comprising open plan living to the front with lounge/kitchen, two bedrooms and three piece bathroom.

- Beautifully presented
- First floor
- Two bedrooms
- Located in Cleveleys centre
- Open plan living
- Three piece bathroom



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Communal Entrance: UPVC front door.

Private Entrance: Stairs to first floor, Split level landing.

Lounge: 17'2" x 13'11" (5.23 m x 4.24 m) Laminate flooring, Electric fire, UPVC double glazed window, Radiator. Open to:-

Kitchen: Fitted wall and base cupboard units, Stainless steel sink and drainer, Integrated gas hob and oven, Integrated fridge and freezer, Breakfast bar, Space for washing machine, Laminate flooring, UPVC double glazed window.

Bedroom 1: 13'11" x 10'8" (4.24 m x 3.25 m) Walk in closet, UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 6'6" (3.35 m x 1.98 m) UPVC double glazed window, Radiator.

Bathroom: () 'P' shaped panelled bath with overhead shower, Low flush WC, Wash basin Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Parking: No allocated parking however, there is a secure car park close by available at £30 per month.

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed that the property is leasehold; 999 years from 1909. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1418.78 (2023/24)



Directions: Travelling westerly along Victoria Road West, through Victoria Square and Nutter Road is the first turning on the 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 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor

Nutter Road

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