



15 Gladway, Thornton-Cleveleys,
FY5 5PA

£475,000

Delightfully situated at the end of a private cul-de-sac, this Detached Family Home occupies a really substantial plot and has been EXTENDED beyond all recognition of its former self, now providing magnificent levels of living accommodation. In addition to the 20' main Lounge, there is a 26' Breakfast Kitchen, Dining Room, Snug Lounge AND a 24' Orangery. Beautifully presented, with a contemporary decor theme throughout, this property really is a WOW !... take a look, you will not be disappointed.

- Four Bedrooms - master with en-suite
- Four Reception areas
- Breakfast Kitchen - over 26'
- Separate Utility
- Lovely Gardens - South Westerly facing rear
- Exceptional Parking AND Detached Double Garage

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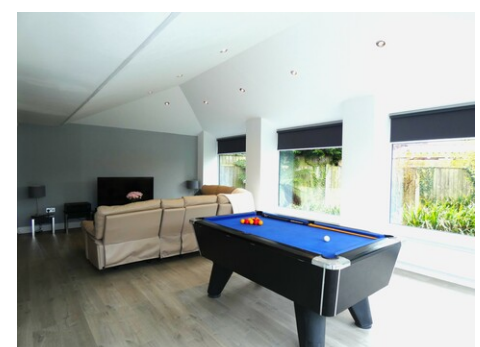
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Hall: Staircase to first floor, UPVC double glazed entrance door, Radiator.

Ground Floor WC: Pedestal wash basin, Low flush WC, Under stairs storage cupboard, UPVC double glazed window, Radiator.

Lounge: 20'10" x 14'7" (6.35 m x 4.44 m) Bespoke media unit with built in 'Evonic' electric fire, TV point, UPVC double glazed window and box bay window, Two radiators.

Breakfast Kitchen: 26'10" x 10'0" (8.18 m x 3.05 m) Fitted wall and base cupboard units with complementary work surfaces, Sink and drainer with mixer tap, Integrated oven, microwave, fridge/freezer, dishwasher and hob with extractor over, UPVC double glazed window, Radiator. Open to:-

Dining Room: 15'9" x 11'0" (4.80 m x 3.35 m) Coved ceiling, TV point, Radiator. Open plan to:-

Orangery: 24'6" x 13'9" (7.47 m x 4.19 m) Vaulted ceiling, Three UPVC double glazed windows, UPVC double glazed patio door, Four radiators.

Rear Vestibule: Built in storage, UPVC double glazed door, Radiator.

Utility Room: 10'6" x 5'8" (3.20 m x 1.73 m) Fitted with base units, Complementary work surfaces, Plumbed for washing machine, Sink with mixer tap, Cupboard housing boiler, UPVC double glazed window, Radiator.

Reception Room/Office: 11'10" x 10'7" (3.61 m x 3.23 m) This is a versatile room that is currently being used as an office but could be used as a playroom, bedroom, games room etc. TV point, UPVC double glazed patio doors, Radiator.

First Floor:

Landing: Loft hatch, UPVC double glazed window.

Bedroom 1: 12'8" x 12'0" (3.86 m x 3.66 m) Range of fitted wardrobes, TV point, UPVC double glazed window, Radiator.

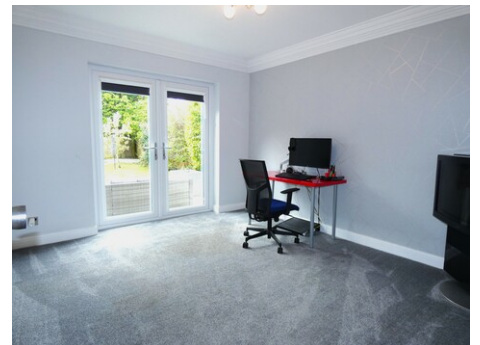
En-Suite: Fitted three piece suite comprising; Walk in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Bedroom 2: 14'7" x 8'0" (4.44 m x 2.44 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 12'8" x 9'0" (3.86 m x 2.74 m) Range of fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 4: 11'10" x 7'9" (3.61 m x 2.36 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Panelled 'spa' bath with overhead shower and glass screen, Pedestal wash basin, Low flush WC, Storage cupboard, Tiled floor, UPVC double glazed window, Towel heater radiator.



Outside:

Front: Driveway providing ample off street parking leading to garage, Lawn area with mature planted shrubs to borders, Water tap, Electric socket.

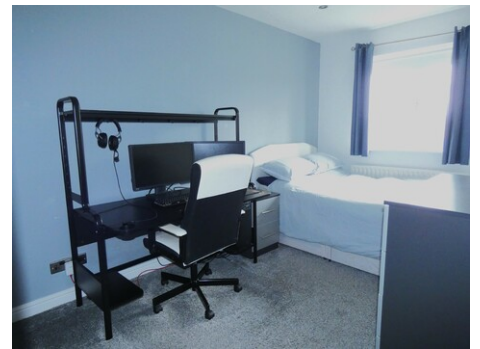
Rear: South-west facing rear garden, Mainly lawned with stone paved patio areas, Mature planted borders, Pond, Water tap, Electric socket.

Garage: 17'2" x 16'9" (5.23 m x 5.11 m) Double detached garage with an electric up and over door, Window and door to side, Power and lighting, Loft hatch.

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 - F £3217.84 (2024/24)

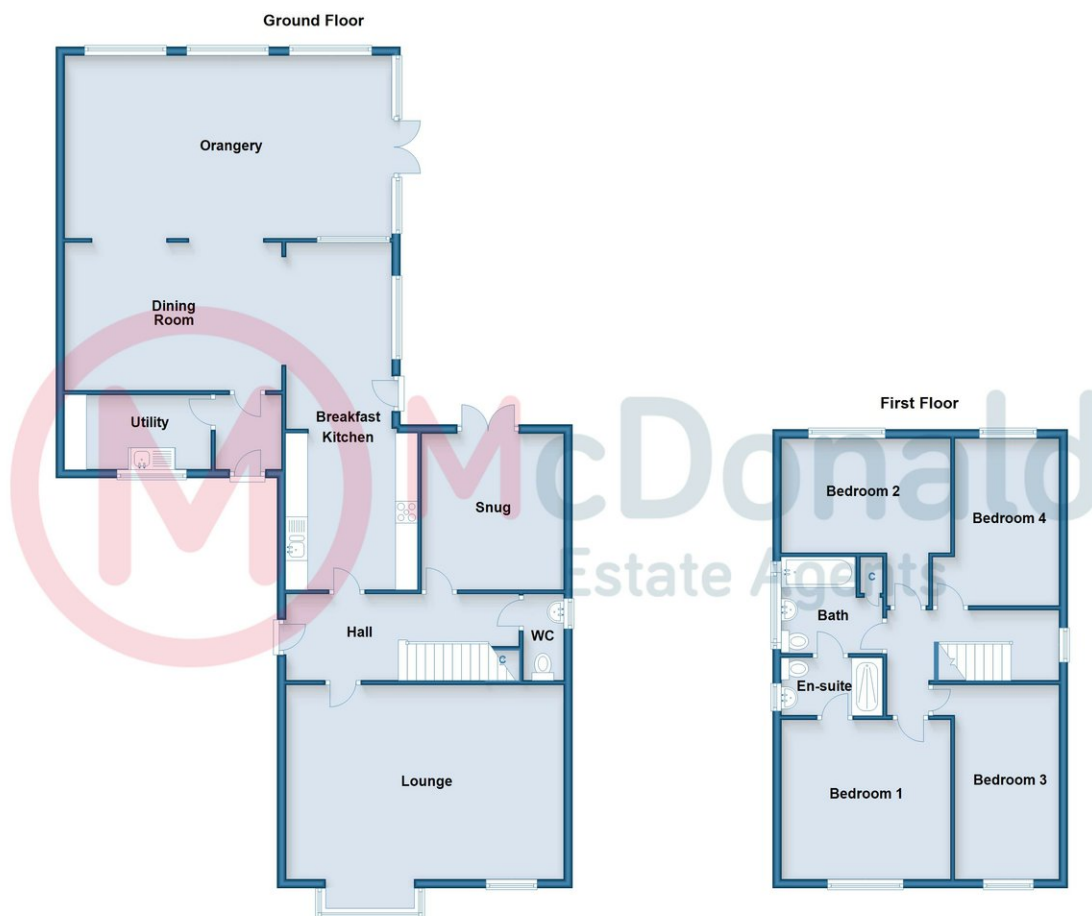


Directions: Take Victoria Road East towards Thornton, after passing over the railway track take the first right into School Road, continue over onto Tarn Road, Gladway is the fourth turning on the left hand side.

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		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Gladway

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