



## 6 Ashmore Grove, Thornton-Cleveleys, Lancashire, FY5 3NR

**£169,950**

**TRUE semi-detached Bungalow, presented in beautiful condition throughout, tucked away in a lovely Cul-De-Sac in Cleveleys (just 0.4 miles from the centre). This property has recently been renovated to a fantastic standard, with the majority of it being unused! Internally, you will find a cosy lounge area, two bedrooms, modern fitted shower room and generous stunning kitchen/ diner. Whilst outside, this home benefits from off street parking to the front, with large low maintenance rear garden, PLUS detached garage. Sold with NO CHAIN delay.**

- TRUE bungalow
- Semi-Detached
- Two bedrooms
- STUNNING throughout
- BRAND NEW unused facilities
- Just 0.4 miles from Cleveleys centre
- Cul-De-Sac location
- Garage
- Off street parking

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**Hall:** ( ) UPVC double glazed front door, Loft access, Wall mounted boiler unit, Meter cupboard, Radiator.

**Lounge:** 14'7" x 11'0" (4.44 m x 3.35 m) Electric wall mounted fire, UPVC double glazed window, Radiator.

**Kitchen:** 13'7" x 7'10" (4.14 m x 2.39 m) Stunning modern fitted kitchen comprising; Wall and base cupboard units with complementary worktops, Integrated electric oven, Integrated four ring induction hob with extractor over, Space for under counter fridge and freezer, Plumbed for washing machine, Stainless steel sink and drainer with mixer tap, Tiled splash back, Laminate flooring, Breakfast bar, UPVC double glazed window and door to rear, Radiator.



**Bedroom 1:** 12'11" x 11'0" (3.94 m x 3.35 m) Fitted wardrobes to alcoves, UPVC double glazed window, Radiator.

**Bedroom 2:** 8'1" x 7'10" (2.46 m x 2.39 m) UPVC double glazed window, Radiator.

**Shower Room:** ( ) Beautiful contemporary three piece suite comprising; Walk in shower with glass screen, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.

**Outside:** ( )

**Front:** ( ) Tarmac driveway providing off street parking, Decorative gravelled area with paved surround.

**Rear:** ( ) Low maintenance, generous rear garden, Mainly laid with decorative stone, Paved Patio area, Mature planted trees and timber shed.

**Garage:** ( ) Detached garage with an up and over door, power and light.

**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



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**Directions:** Take Anchorsholme Lane East heading east and turn third left into South Parade, Ashmore Grove is second on the left.

**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>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



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### Ashmore Grove

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