



1 Wray Grove, Thornton-Cleveleys FY5 3QT

£195,000

***** STYLISH SEMI-DETACHED HOUSE with an AMAZING CORNER PLOT *****

This semi-detached house benefits from a stylish, contemporary décor throughout. This lovely home has been **EXTENDED** to the rear with a **SUN LOUNGE** open to the **MODERN** styled **FITTED** kitchen and also into the **LOFT SPACE** additional storage or maybe a hobby room.

The **FITTED** kitchen is supplemented by a **UTILITY / WC** area, there are **THREE** bedrooms, a **MODERN** bathroom and a **VERY GENEROUS** corner plot, that whilst affording a **SOUTH** facing enclosed rear garden with **SUN-DECK**, also has **AMPLE** parking for **SEVERAL** vehicles plus the **GARAGE**.

... always wanted a boat/caravan...? This beautiful home is perfect !

- **THREE** bedrooms **PLUS** loft room
- Lounge
- **STYLISH** fitted kitchen
- Utility/ WC
- **SUN LOUNGE**
- UPVC double glazing
- Gas central heating
- **HUGE** corner plot

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Hall: Spindled staircase, Beautiful tiled floor, Double glazed composite front door, Radiator with decorative cover.

Lounge: 11'8" x 11'6" (3.56 m x 3.51 m) Feature fireplace, UPVC double glazed bay window, Radiator.

Dining Kitchen: 13'11" x 9'8" (4.24 m x 2.95 m) Stylish range of fitted wall and base cupboards and freestanding island, Colour coordinated sink, Built in double oven, grill, fridge and dishwasher, Beautifully tiled floor. Open to:-

Sun Lounge: 6'5" x 6'0" (1.96 m x 1.83 m) Beautifully tiled floor, UPVC double glazed windows and patio doors to the rear garden.

Utility/WC: Combination WC and wash basin, Built in utility cupboard, Plumbed for washing machine, UPVC double glazed window, Heated towel rail/radiator.

First Floor:

Landing:

Bedroom 1: 11'5" x 10'10" (3.48 m x 3.30 m) Fitted wardrobes with mirrored doors, UPVC double glazed bay window.

Bedroom 2: 10'7" x 9'10" (3.23 m x 3.00 m) Loft access via folding wooden ladder, UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 6'0" (2.03 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece suite in white comprising; Combination 'P' shaped bath and shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window.

Second Floor:

Loft Room: 10'10" x 10'3" (3.30 m x 3.12 m) Double glazed skylight window.

Outside:

Side: West facing, Paved for ease of maintenance providing ample additional parking and access to garage.

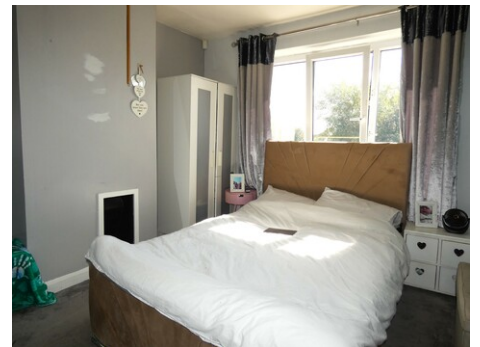
Rear: South facing with timber decking, Large paved patio area, Established tree complementing the level of privacy.

Garage: Light and power, Double doors.

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 £1771.00 (2024/25)

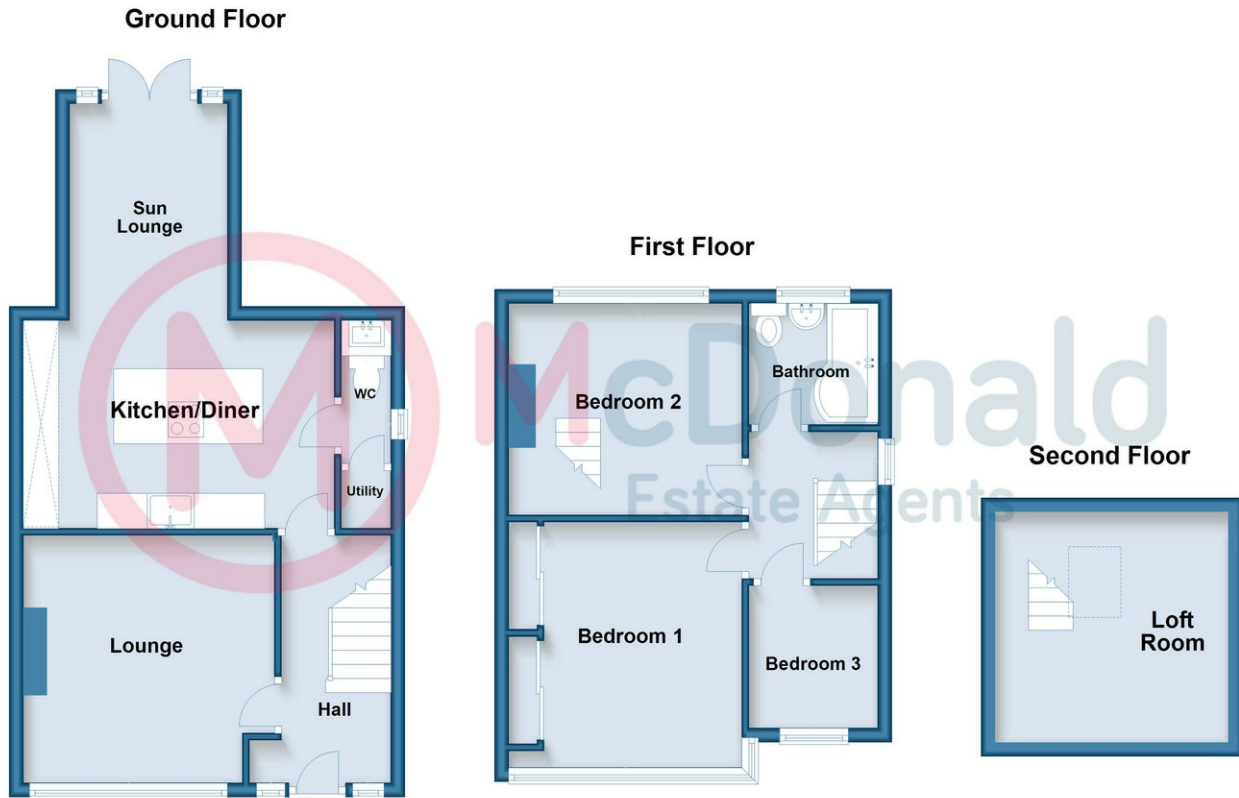


Directions: Take North Drive heading north, turn fourth left into Bleasdale Avenue then first left into Wray Grove.

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			



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Wray Close

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