



14 MAGNOLIA MEWS,
THORNTON-CLEVELEYS,
FY5 5FF

£165,000



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A FANTASTIC STARTER HOME IN A POPULAR LOCATION

A MUST VIEW, THIS SHOW HOME STYLE END MEWS PROPERTY ENJOYS A CONVENIENT POSITION ON THE POPULAR MARSH MILL DEVELOPMENT.

THE ACCOMMODATION BRIEFLY COMPRISES; SPACIOUS OPEN PLAN LOUNGE - KITCHEN – CONSERVATORY- TWO GOOD BEDROOMS – BATHROOM . GAS CENTRAL HEATING - DOUBLE GLAZING – ENERGY EFFICIENT. DRIVEWAY- REAR GARDEN DESIGNED FOR ENTERTAINING.



Location: The property can be found off Victoria Road East close to the access for YMCA Fitness Centre signposted 'Marsh Mill Village'. Nearby are handy local village amenities including Tesco grocery store, pub and transport service routes. Easy access to Thornton Village, Morrisons supermarket and Cleveleys main shopping centre.

Style: Modern end mews.

Condition: Immaculate well-maintained accommodation and ready to walk into.

Accommodation: Comprising, Ground floor; entrance hallway with cloak room W.C. Good size lounge opening into the fitted kitchen with a good range of white high gloss units, French doors lead into the conservatory, currently used as a dining room. First Floor; landing area with door to the fully tiled family bathroom and two good size bedrooms.

Outside: Lawned to the front with tarmac driveway to the side providing off road parking for two vehicles. The back garden is a designed for relaxing and entertaining with summer house/bar with power and light, lawn area and patio seating area.

Services: All mains services are connected, gas central heating and UPVC double-glazing installed.

EPC RATING - B

Tenure: We are advised the tenure of the property is Leasehold with the remainder of 999 years. There is a maintenance fee of £100.00 and ground rent of £280.00 per annum

Council Tax: The property is listed as Council Tax Band B (Wyre Council).

Viewings: By arrangement through the Agents office.