



29 Hexham Avenue, Thornton-Cleveleys, FY5 2NP

£189,950

A well-presented semi-detached dormer bungalow, thoughtfully extended to provide additional and versatile living accommodation.

The property briefly comprises three bedrooms, with two conveniently located on the ground floor, along with a modern ground floor shower room and an additional first-floor WC serving the third bedroom.

Further accommodation includes a spacious main lounge, dining area open to the stylish fitted kitchen, and a bright sun lounge overlooking and leading out to the sunny south-west facing rear garden — perfect for relaxing or entertaining.

Externally, the property benefits from private driveway parking as well as a garage.

Ideally situated, the home is located within approximately 0.7 miles of the centre of Cleveleys, offering easy access to a wide range of local shops, amenities, and transport links.

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McDonald

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- **THREE bedrooms**
- **Ground Floor shower Room**
- **First Floor WC**
- **Lounge**
- **Dining Area**
- **FITTED kitchen**
- **Sun Lounge**
- **UPVC double glazing**
- **Gas central heating**
- **Sunnier SOUTH/WEST rear**



Hall: Meter cupboard, Staircase, Coved ceiling, UPVC double glazed front door and window, Radiator.

Lounge: 14'10" x 10'7" (4.52 m x 3.23 m) Lovely fireplace, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 1: 9'5" x 9'4" (2.87 m x 2.84 m) UPVC double glazed window, Radiator.

Shower Room: Modern three piece suite comprising; Large shower cubicle, Vanity wash basin and integrated low flush WC, Panelled and tiled walls, UPVC double glazed window, Radiator.

Bedroom 2/Dining Room: 10'8" x 9'11" (3.25 m x 3.02 m) UPVC double glazed window, Radiator.

Dining Kitchen: 16'8" x 11'4" (5.08 m x 3.45 m) Open plan dining/kitchen area:-

Dining Area: Built in storage cupboard, Fitted gas fire, Modern fitted base units, Two UPVC double glazed windows, Radiator. Leading into:-

Kitchen Area: Further modern fitted wall and base cupboard units, Complementary worktops, Plumbed for washing machine, Stainless steel sink, Part tiled walls, UPVC double glazed windows and rear door.

Sun Lounge: 9'9" x 8'3" (2.97 m x 2.51 m) UPVC double glazed patio doors leading onto rear gardens, Radiator.



First Floor:

Landing: Storage cupboard.

Bedroom 3: 11'6" x 10'9" (3.51 m x 3.28 m) UPVC double glazed window, Radiator.

En-Suite: Low flush WC, Pedestal wash basin, Eaves storage access, Heated towel rail/radiator.



Outside:

Front: Mostly paved with inset flowerbed.

Rear: Sunnier south-west facing aspect, Paved patio area, Stone gravelled, Flowerbeds to border, Excellent level of privacy.

Garage: Double concrete sectional garage with an up and over door, Additional parking to tarmacadam driveway.



Gas: Gas tested June 2026. (Gas safety Record available to view in the office).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2159.05 (2026/27)

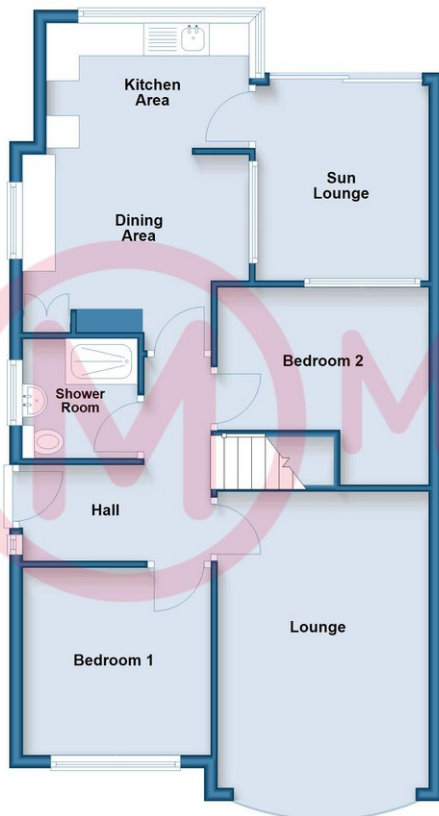
Directions: Take North Drive heading north, at the junction with West Drive turn left and take the second right onto Cleveleys Avenue, go over the roundabout and then turn right onto Oxenholme Avenue and finally right onto Hexham Avenue.

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	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Hexham Avenue

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