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BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL
2022 — IN BLACKPOOL
2021 — IN BLACKPOOL

19 Wood Green Drive, Anchorsholme, Thornton-Cleveleys, FY5 3DH



£175,000

Transformed by the current owners to create a contemporary style open plan living space, this Semi Detached Bungalow offers simply beautifully presented accommodation both inside and out. With modern fitted Kitchen and Bathroom facilities, a Conservatory and a gorgeous rear Garden, viewing is an absolute MUST !!



- **Open plan Living Kitchen**
- **Two Bedrooms**
- **Two Bath/Shower rooms**
- **Conservatory**
- **Loft/hobby room**
- **Beautiful Gardens**



Vestibule: Meter cupboard, Coved ceiling, Door to:-



Open plan Living Kitchen: 21'3" x 13'3" (6.48 m x 4.04 m) Modern fitted wall and base cupboard units with coordinating work surfaces, One and a half bowl stainless steel sink, Built in hob with extractor, Built in microwave, Wood effect laminate flooring, Feature wall mounted electric fire, TV point, UPVC double glazed windows, Radiator.

Inner Hall: Airing cupboard, Coved ceiling, Staircase to first floor loft/hobby room.



Bedroom 1: 10'9" x 10'7" (3.28 m x 3.23 m) Built in storage, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 10'0" (3.05 m x 3.05 m) Fitted wall and base cupboard units with coordinating work surface, Plumbed for washing machine, Space for tumble dryer, Wood effect laminate flooring, UVC double glazed window, Radiator.

Conservatory: 9'7" x 9'5" (2.92 m x 2.87 m) Tiled flooring, UPVC double glazed windows and door.



Shower Room: Modern three piece suite comprising; Low flush WC, Wash basin with mixer tap, Step in shower, Tiled walls and floor, UPVC double glazed window, Heated towel rail.

Loft/hobby Room: 17'6" x 15'11" (5.33 m x 4.85 m) Access to eaves storage, Wood effect laminate flooring, Velux window.

Bathroom: Modern three piece suite comprising; Bath with overhead shower attachment, Low flush WC, Pedestal wash basin, Velux window.

Outside:



Front: Paving and established beds/borders.

Rear: Landscaped with artificial lawn and raised decking areas, Covered seating area, Raised beds, Timber shed, Large timber workshop with light and power measuring over 20ft in length.

Parking: Off street parking.

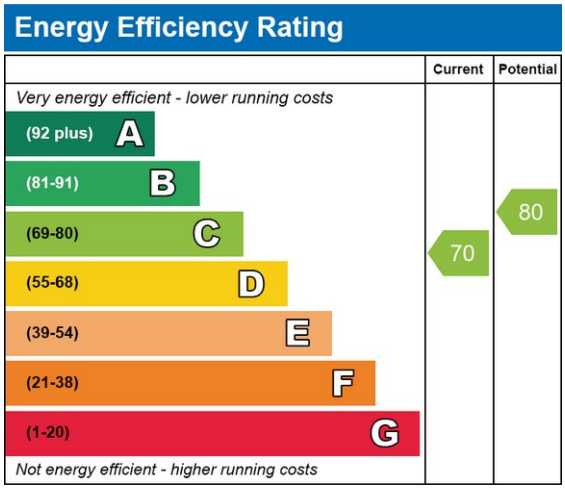
Heating: Gas central heating (NOT TESTED).



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

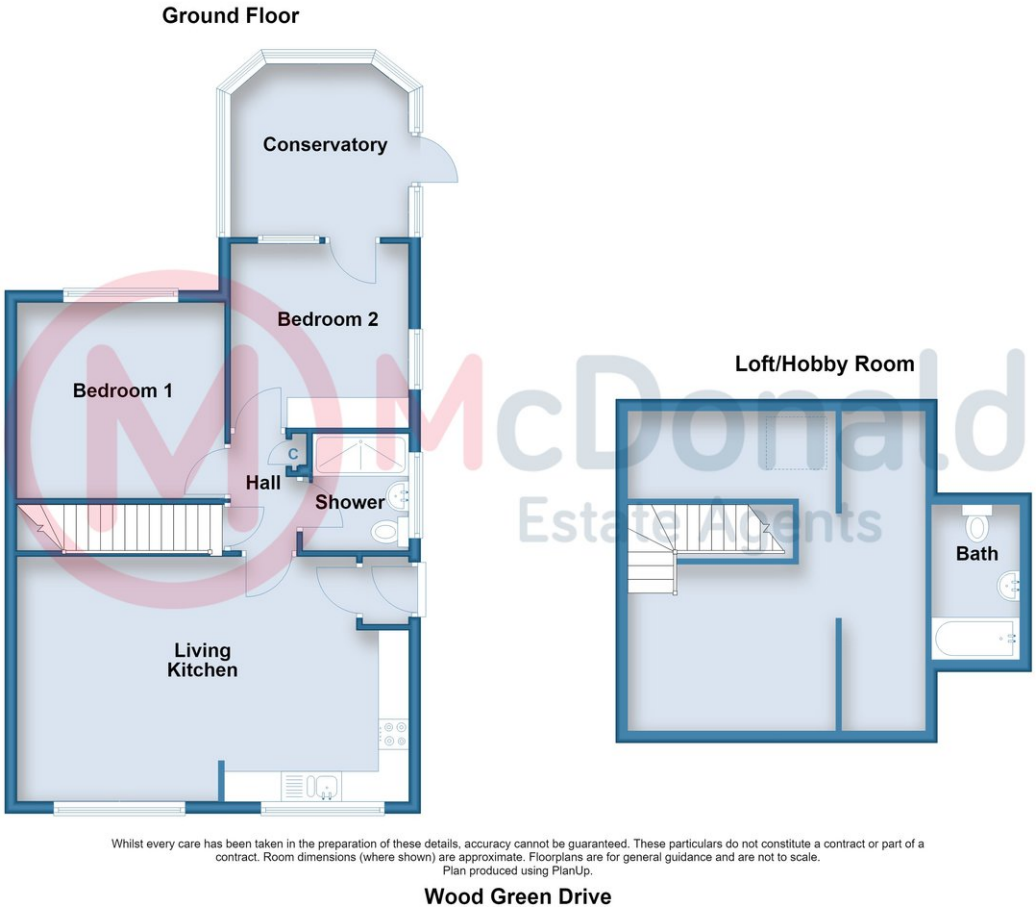
Council Tax: Band - C £2233.97 (2026/27)

Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road. At the traffic lights turn right into Warren Drive, fifth left into Sevenoakes Drive and finally fourth right into Wood Green Drive.



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.



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