

# "Tree View", Holmefield Avenue, Thornton-Cleveleys, FY5 2QT

# £650,000 Freehold

3 bedroom detached house for sale

# **Description**

Three/Four Bed Detached House in sought after location.

Hall. Lounge. Dining Kitchen. Utility Room. Office/Study. Orangery.

Three/Four Bedrooms (All En-Suite). Separate W.C.

uPVC Double-Glazing. Gas Central Heating.

Gardens Front and Rear. Garage. Driveway.

A Must See Property!

EPC: C.

**ACCOMODATION** 

COMPRISING:

#### **ENTRANCE:**

Wooden door to Hall.

#### HALL:

Cloak cupboard.

Central heating radiator.

Ceiling lights.

Marble floor.

#### LOUNGE:

20' 4" x 18' 4" (max)

uPVC Double-Glazed window to the front.

Living Flame fire set in Marble surround.

Central heating radiator.

Ceiling lights.



Television point.
Telephone point.

#### **ORANGERY**:

17' 7" x 10' 5" (max)

uPVC Double-Glazed doors to Garden.

Living Flame fire set in Marble surround.

Central heating radiator.

Ceiling lights.

#### STUDY/OFFICE:

10' 8" x 8' 4" (max)

uPVC Double-Glazed window to the front.

Central heating radiator.

Ceiling lights.

Range of built-in office furniture.

#### **DINING KITCHEN:**

30' 3" x 14' 1" (max)

uPVC Double-Glazed window to rear.

Range of Wall and Base units.

Matching Island unit.

Granite worktops.

Double bowl sink unit

Neff electric Oven.

Neff 6-Ring Hob.

Illuminated extractor hood.

Integrated Fridge/Freezer.

Integrated Dishwasher.

Integrated Wine Cooler.

Quooker tap unit.

Ceiling lights.

Marble floor.

# **UTILITY ROOM:** 13' 11" x 5' 9" (max) uPVC Double-Glazed window to rear. Plumbed for a washing machine.

Fitted storage units with Marble worktop.

Ceiling lights. Marble floor.

Door to Garage.

#### **BEDROOM ONE:**

16' 4" x 12' 5" (max)

uPVC Double-Glazed window to front.

Space for freestanding Wardrobes.

Central heating radiator.

Ceiling lights.

Television point.

#### **BEDROOM ONE EN-SUITE:**

9' 6" x 5' 4" (max)

uPVC Double-Glazed window to side.

3-Piece suite with Chrome fittings.

Walk-in Shower.

# **BEDROOM TWO:**

14' 4" x 14' 4" (max)

uPVC Double-Glazed window to rear.

Range of fitted Wardrobes.

Central heating radiator.

Ceiling lights.

#### **BEDROOM TWO EN-SUITE:**

7' 1" x 6' 4" (max)

uPVC Double-Glazed window to side.

3-Piece suite with Chrome fittings.

Walk-in Shower.

#### **BEDROOM THREE:**

14' 10" x 10' 9" (max)

uPVC Double-Glazed window to rear.

Space for freestanding Wardrobes.

Central heating radiator.

Ceiling lights.

#### BEDROOM THREE EN-SUITE:

6' 4" x 5' 4" (max)

uPVC Double-Glazed window to side.

3-Piece suite with Chrome fittings.

Walk-in Shower.

#### DRESSING ROOM/BEDROOM FOUR:

10' 7" x 9' 5" (max)

uPVC Double-Glazed window to front.

Range of fitted wardrobes.

Ceiling lights.

#### **SEPARATE W.C.:**

uPVC Double-Glazed window to side.

Low level W.C. with matching hand basin.

Marble floor.

#### **EXTERIOR:**

FRONT GARDEN:

Electric gates.

Block paved Driveway.

Mature shrubs and bushes.

#### **REAR GARDEN:**

Laid to lawn.

Mature shrubs and bushes. Wooden deck .

### GARAGE:

17' 0" x 13' 4" (max)

Electric garage door.

Electric power supply.

## TENURE:

The property is Freehold.

Council Tax Band: G.

# NOTES:

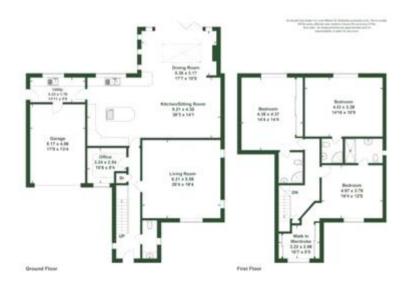
The property is located in a highly sought after location.

Cleveleys town centre is a short distance away.

Council Tax Band: G Tenure: Freehold

# **Tenure**

Freehold













	Current	Potentia
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91)		82
(69-80) C	77	02
(55-68)		
(39-54)		
(21-38)	3	

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