



# "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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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