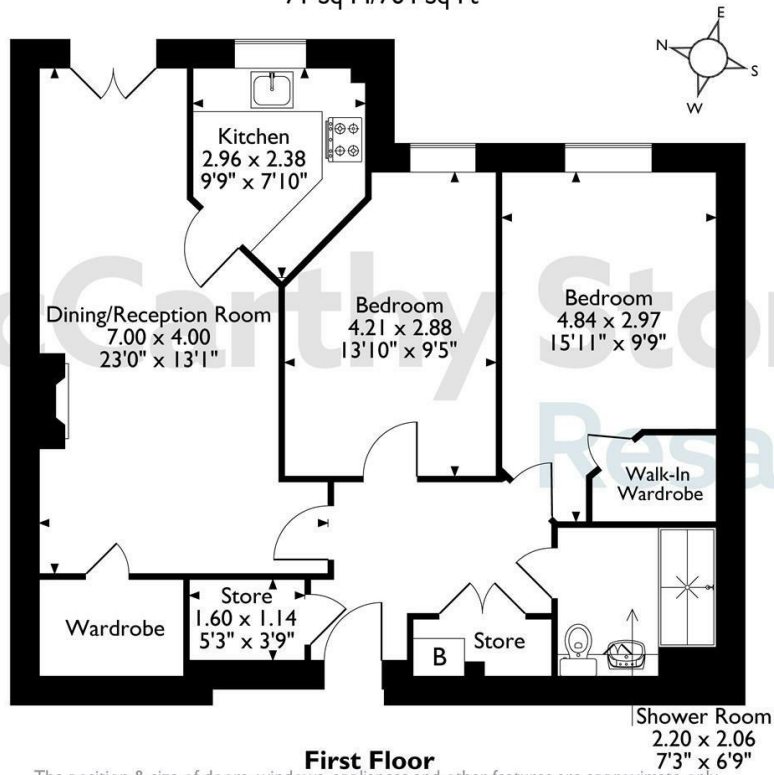
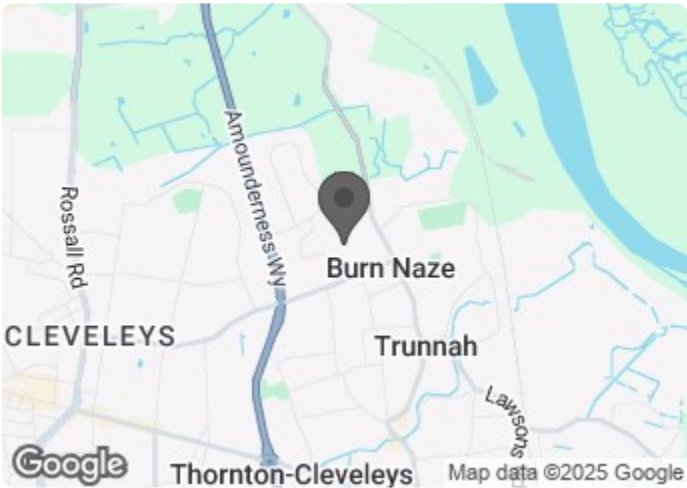


31 Burrstone Grange, Poachers Way, Thornton-Cleveleys, Lancashire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



**First Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 31 Burrstone Grange

Poachers Way, Thornton-Cleveleys, FY5 2FB



**Asking price £159,999 Leasehold**

A beautifully presented two bedroom retirement apartment, situated on the first floor.  
This apartment benefits from an East facing Juliet balcony. Parking space included in the sale.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Poachers Way, Thornton-Cleveleys

### Summary

Located 4 miles north of Blackpool, nestled between the famed coastline and the scenic Wyre Estuary Country Park, you'll find everything you need for later life at Burrstone Grange in Thornton-Cleveleys, from winding nature walks to local community events. Our development puts you right in the middle of things, with apartments available exclusively for those over 60.

All our luxury apartments come with the benefit of walk-in wardrobes, fully fitted kitchen with oven, hob & extractor fan, integrated fridge freezer and double-glazed windows. All apartments include a Sky/Sky+ connection point in the living room, as well as a telephone and TV point in both the living room and bedroom. For peace of mind, there is also a 24-hour emergency call system, house manager and fire detection equipment.

The development itself boasts landscaped gardens, a private car park and an on-site mobility scooter store. Relax in the exclusive Communal lounge and invite visitors to stay overnight in the dedicated guest suite. The complex is within easy reach to all the town's amenities - just 200m from a Co-op convenience store and one mile from Marsh Mill, Thornton-Cleveleys' principal landmark and shopping village.

### Local Area

Located in Lancashire, Thornton-Cleveleys is known for its stunning 11-mile stretch of coastline, culminating in the award-winning Cleveleys beach and promenade. It's a great area to enjoy a seaside stroll, dine out at some waterfront restaurants and see some local art on the Mythic Coast Artwork Trail.

Visit the neighbouring Jubilee Gardens or take the family down to the beach for some fun in the sun (and sand!). Thornton-Cleveleys is ideal for nature-lovers. Not only are there plenty of walks to discover, but the area is also a haven for rare birds and wildlife.

Thornton village is close to Marsh Mill, Europe's tallest windmill, built in 1794. Marsh Mill Village is a quaint shopping area with a popular farmers market every second weekend of the month, as

well as a few craft shops, cafes, the Bay Horse pub serving real cask ales and the contemporary fine dining restaurant, Twelve.

Thornton-Cleveleys is easily accessible, with regular Blackpool tram services and road access to the M6/Junction 32 via the A6 Garstang Road. Buses run between Cleveleys Park to Blackpool town centre, as well as Morecambe, Preston, Poulton-le-Fylde, Lytham. You can also pop into the rural village of Elswick for a famous Bonds ice cream.

Burrstone Grange is located off Fleetwood Road North on Poachers Way, for convenience there is a Coop food store approx. 120 feet away from the main entrance door as well as a post office and newsagents within walking distance.' There are bus stops on Fleetwood Road North only 150 feet from Burrstone Grange. You'll also find a Morrisons supermarket 1.3 miles away, while the seafront is 1.5 miles from the development.

For leisure time, both Fleetwood Golf Club and Affinity Outlet Lancashire are 2.8 miles away.

### Hallway

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there are two walk-in storage cupboard/airing cupboards. Doors lead to the lounge, bedrooms and bathroom.

### Lounge

A spacious lounge with the benefit of a double glazed opening door leading to a Juliet balcony. There is ample space for dining and a good sized walk-in storage cupboard. Modern pebble effect electric fire in modern surround. TV and telephone points, three ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

### Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood

# 2 bed | £159,999

and fitted integrated fridge, freezer and under pelmet lighting. There is a space and switch for a dishwasher to be installed.

### Bedroom One

Double bedroom with window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

### Bedroom Two

Double bedroom with window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

### Bathroom

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

### Car Parking

A parking space is included in the sale.

### Service Charge

- Cleaning of all exterior window
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is 4,485.96 for financial year end July 2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

### Lease information

It is a condition of purchase that all residents must meet the age requirements of 60 years.  
Lease length: 999 years from 2018  
Ground rent: £495 per annum  
Ground rent review: January 2033  
Managed by: McCarthy and Stone Management Services

