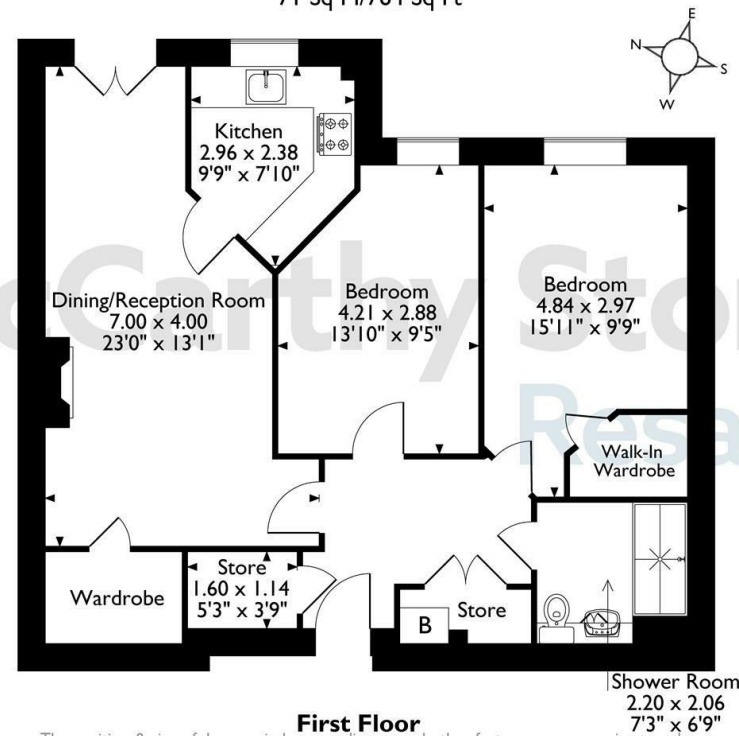


31 Burrstone Grange, Poachers Way, Thornton-Cleveleys, Lancashire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft

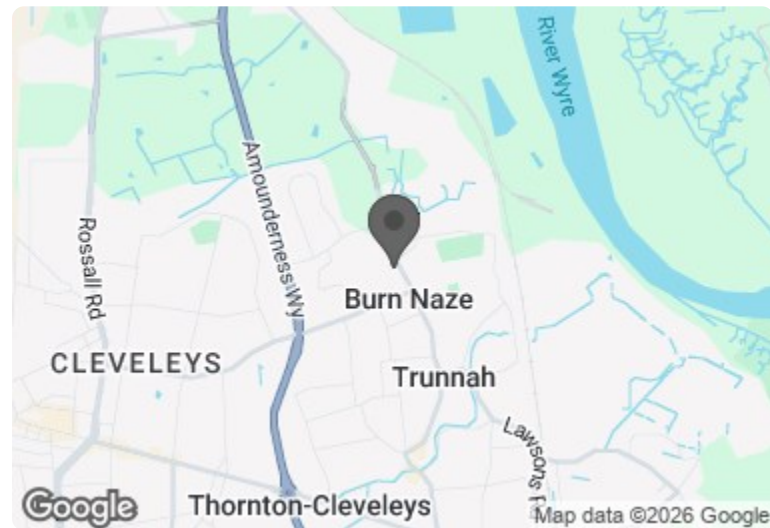


**31 Burrstone Grange**

Poachers Way, Thornton-Cleveleys, FY5 2FB



**Council Tax Band: C**



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



**PRICE REDUCTION**

**Asking price £149,999 Leasehold**

THIS IS A BRIGHT SPACIOUS and 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.

**Call us on 0345 556 4104 to find out more.**

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# Burrstone Grange, Poachers Way,

## 2 Bed | £149,999

PRICE  
REDUCED

### 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 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 annual service charge is £4,873.32 for financial year end July 2027. 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

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

