



**1 Dunnock Avenue, Thornton-Cleveleys, FY5 3FQ**  
**£240,000**

## The Property Perspective

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PERSPECTIVE

Situated in the popular residential area of Thornton-Cleveleys, Dunnock Avenue offers convenient access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The nearby town centres of Thornton and Cleveleys provide further retail and dining options, while the beautiful Fylde Coast and promenade are just a short distance away, offering scenic coastal walks and outdoor recreation. The area is well served by local primary and secondary schools, making it particularly attractive to families. For commuters, there are good road links via the A585 providing access to Blackpool, Fleetwood and the wider motorway network, along with rail connections from nearby Poulton-le-Fylde.

This well-presented four-bedroom semi-detached home is arranged across three floors and offers spacious, modern accommodation ideal for family living. The ground floor comprises a welcoming living room with access to the rear garden, a contemporary kitchen/diner, and a convenient WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom, while the second floor is dedicated to an impressive master bedroom complete with en suite, creating a private top-floor retreat. Externally, the rear garden is laid to patio and lawn and benefits from side gate access leading to the driveway. The property is presented in very good condition throughout, making it ready for immediate occupation.

### FRONT

Tandem driveway for 2/3 vehicles, shed, small lawn area, flower bed.

### GROUND FLOOR

#### Living Room 16'0" x 10'9" (4.9m x 3.3m)

Wood floor, painted walls, window to rear, radiator, double doors to garden.

#### Kitchen/Diner 17'0" x 8'10" (5.2m x 2.7m)

Wall mounted and base units, integrated oven, gas hob, dishwasher, tiled floor, bay window to front, radiator, painted and tiled walls.

#### Cloaks/WC

Tiled floor, toilet, sink, window to front, painted walls, radiator.

### FIRST FLOOR

#### Bedroom 12'5" x 8'10" (3.8m x 2.7m)

Front facing, window to front, carpet, painted walls, radiator.

#### Bedroom 12'9" x 7'10" (3.9m x 2.4m)

Rear facing, window to rear, carpet, painted walls, radiator.

#### Bedroom

2.9m x 2.3m. Rear facing, carpet, window to rear, painted walls, radiator.

#### Bathroom 6'6" x 6'2" (2m x 1.9m)

Three piece suite with over bath shower, tiled floor, tiled and painted walls, window to front, heated towel rail.

### SECOND FLOOR

#### Bedroom 22'3" x 12'5" (6.8m x 3.8m)

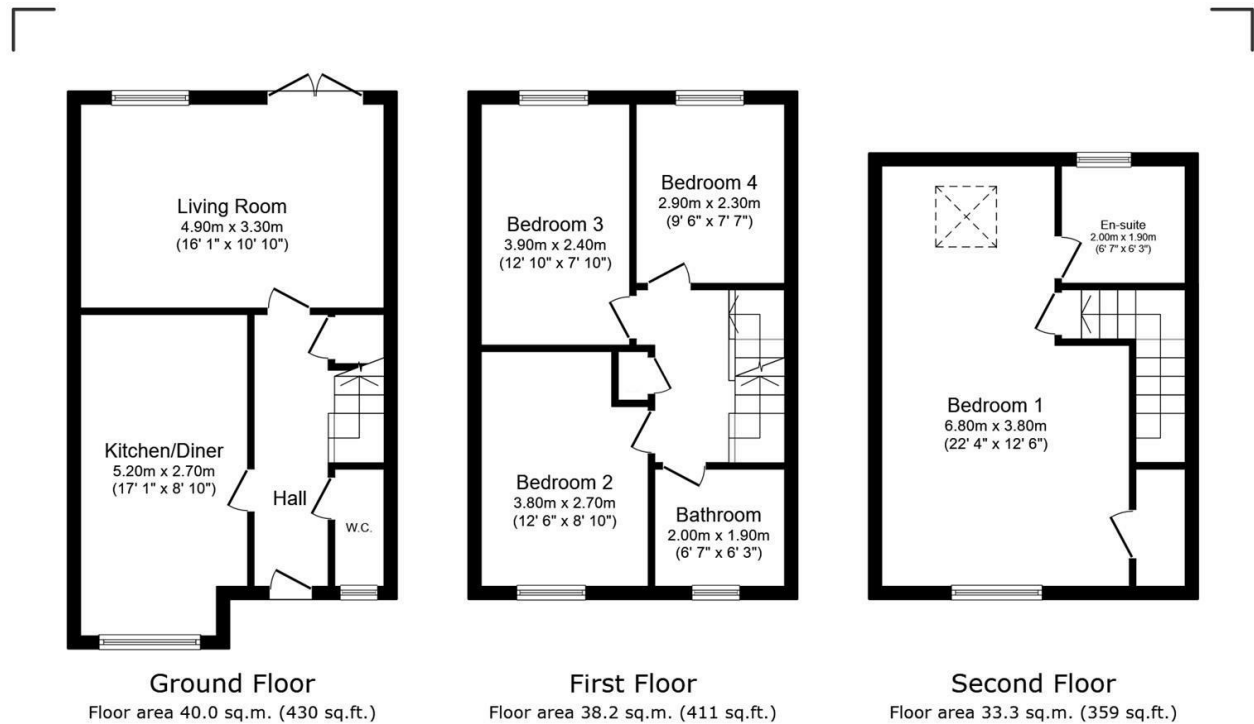
Dual aspect skylight windows, carpet, painted walls, built in storage cupboard, radiator x 2.

#### En Suite

Walk in shower, sink, toilet, window to rear, heated towel rail, painted and tiled walls.

#### Rear Garden

Rear garden laid to patio, lawn, raised flower beds, wood fence borders, side gate to driveway, summer house, tap.



Total floor area: 111.5 sq.m. (1,200 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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