



Victoria Road West, Thornton-Cleveleys FY5 3QE

O.I.R.O £770,000







Victoria Road West, Thornton-Cleveleys, FY5 3QE

Offers in the region of £770,000



5 Bedrooms



4 Bathroom

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- Architect-designed detached family home
 - Five double bedrooms including ground-floor suite
 - Superb open-plan kitchen living space
 - Dining room and library/sitting room with log burner
 - Principal suite with dressing area and shower room
 - Underfloor heating to ground floor
 - Electric gates, ample parking and double garage
 - Landscaped gardens with garden office



This outstanding architect-designed detached residence has been comprehensively rebuilt and significantly enhanced to create a striking contemporary family home of exceptional quality and versatility. Thoughtfully reimagined with modern living in mind, the property offers beautifully balanced accommodation arranged around an impressive reception hall, with generous open-plan living space forming the natural heart of the home and creating a seamless connection between indoor and outdoor environments.



A particular highlight is the superb open-plan kitchen, living and family space, centred around a bespoke recently installed kitchen featuring integrated appliances, Corian work surfaces and a substantial central island, with wide sliding doors opening directly onto the landscaped rear gardens. Additional reception accommodation includes a formal dining room and an attractive library/sitting room with log burner, while a substantial ground-floor bedroom suite with dressing area and ensuite wet room provides excellent flexibility for guest accommodation or multi-generational living. Underfloor heating throughout the ground floor further enhances comfort and efficiency.



To the first floor, a striking gallery landing leads to four generously sized bedrooms, all of which currently accommodate king-sized beds comfortably. This includes an impressive principal suite with dressing area and stylish open shower room, together with a further ensuite bedroom and two additional bedrooms with fitted furniture and wash facilities. A spacious family bath and shower room completes the accommodation.

Externally, electric gates open onto extensive secure parking and a double garage, while the landscaped gardens have been thoughtfully designed for both relaxation and entertaining, incorporating Indian stone seating areas, feature lighting and a detached garden office.



The property occupies a convenient yet private position on the edge of Cleveleys town centre, within easy reach of a wide range of everyday amenities including shops, restaurants, leisure facilities and the award-winning promenade. The area is well placed for access to Poulton-le-Fylde, Fleetwood, Blackpool and Lytham St Annes, with excellent transport links via road, bus and tram routes connecting across the Fylde Coast and beyond.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Parking is available on the drive and in the garage.

Construction Type : Brick built walls with tile roof

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : None known to affect the property

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 2 and 3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard, Superfast and trafast available in the area

Mobile signal: Vodafone, EE, O2 and Three available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //stem.polite.value

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser eaming commission from them, for recommending you to them.

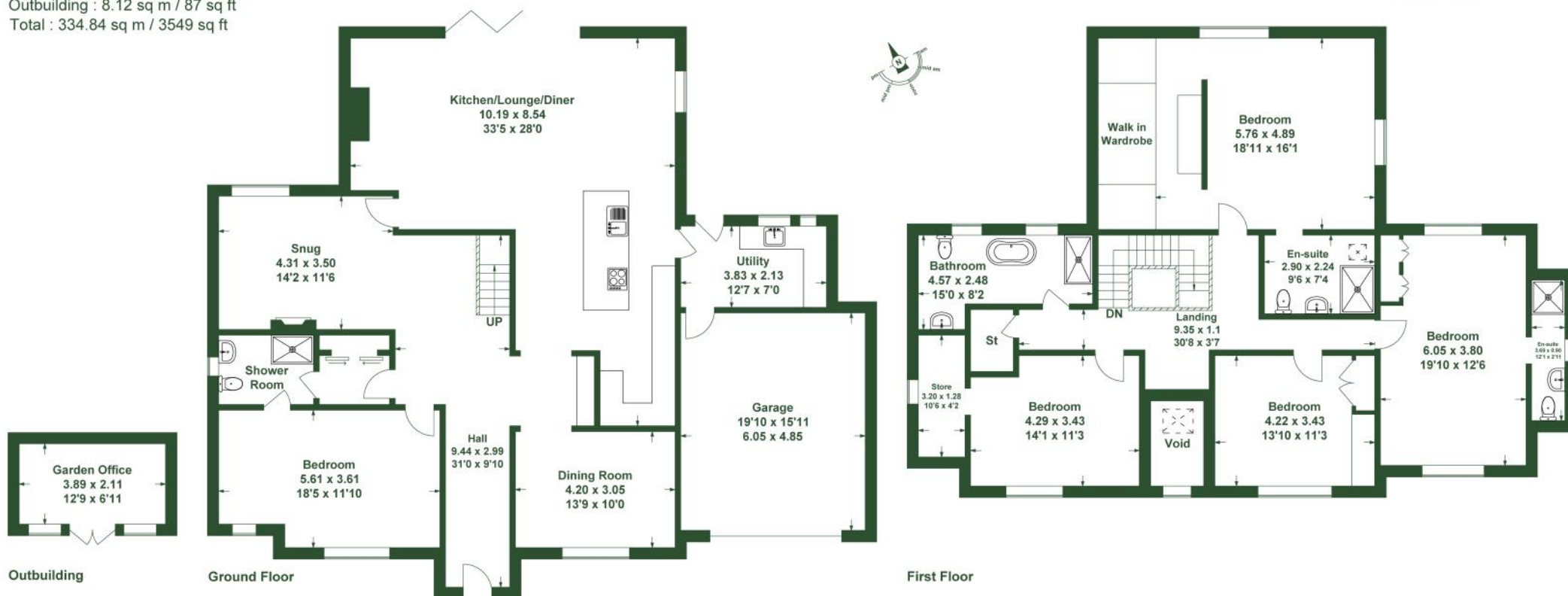
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 293.95 sq m / 3164 sq ft
 Garage : 27.71 sq m / 298 sq ft
 Outbuilding : 8.12 sq m / 87 sq ft
 Total : 334.84 sq m / 3549 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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