



Victoria Road East, Thornton Cleveleys, FY5 3ST

Offers over £625,000





Victoria Road East, Thornton Cleveleys FY5 3ST



4 Bedrooms



2 Bathroom



3.6 Acres

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- Fabulous detached home
 - Superb living kitchen and a further reception room
 - Incredible principal bedroom, 3 further bedrooms and a family bathroom
 - Dual drive with plenty of parking
 - With 3.6 acres (1.4 hectares) or thereabouts to the rear
 - Ideal for those with equestrian/agricultural interests
 - Lovely spot, close to the amenities of Thornton
 - Good access to the main road network
 - Good schools in the locality including Rossall School





So much more than it first appears! This super home has been tastefully extended to create a superb living kitchen at the rear, there is a further reception room, 4 bedrooms (principal bedroom with ensuite) and a family bathroom. There is more... this super home comes with 3.6 acres 1.4 hectares or thereabouts, giving rise to the potential for those with equestrian/agricultural interests or those who simply wish to enjoy all that space. At the front there is a dual driveway and plenty of parking.

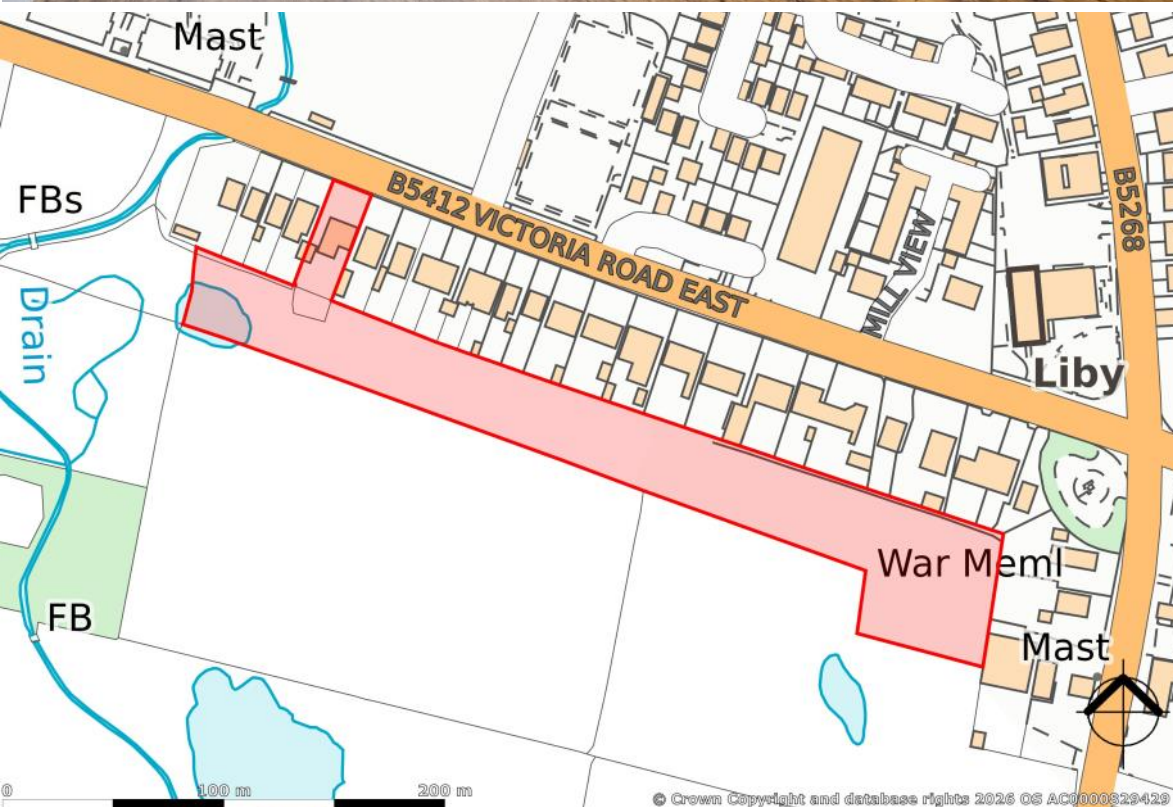
Positioned on Victoria Road East, this fabulous property is within walking distances to various shops and pubs, with only a short drive to the beach and town centre, along with multiple schools in the area, including the prestigious Rossall School, making this the perfect family location.



Beautiful wooden gates open to the stoned dual driveway where there is plenty of parking ahead of the front of the house. There is an arched open porch and the part glazed front door opens into the hall. The hall has a bamboo floor covering, doors off to various ground floor rooms and the stairs to the first floor. A reception room is found at the front with windows to the front and side ensuring plenty of natural light. There is a bedroom which also has windows to the front and side and includes a feature fireplace. The family bathroom has a wet room shower, bath, wash basin in unit, and wc.



The living kitchen is the centrepiece of this home, a contemporary way to live, with plenty of space for both dining and lounging and the fantastic glazing gives views out to the rear towards the stables and beyond. The kitchen area itself includes a range of kitchen units and a central island which includes a very sociable breakfast bar. The work surfaces are quartz, Integrated appliances include hob, extractor, oven, dishwasher, fridge freezer. The large sliding doors and patio doors can be thrown open. This is the ideal room for gathering friends and family alike. The utility room is found off the kitchen and includes a range of units, point for a washer and wc. The single garage is attached to the utility room.



The staircase rises to the first floor landing where there are 3 bedrooms in total. The principal bedroom is something to behold, with incredible glazing offering views over land to the rear. The ensuite has a shower, wash basin in unit and wc.

A further “cupboard” has been adapted and is used by the vendor as a study type space. This is not up to building regulations

To the rear there are a number of stables, along with a field shelter and a woodchip paddock area. The strip of land to the rear totals 3.6 acres, (1.4 hectares) or thereabouts.

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 available for multiple vehicles.

Construction Type : Slate and brick.

Building Safety : N/A

Restrictive Covenants : Non known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Non known.

Footpaths / Bridleways : We understand that there are non known to effect 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 3.

Clawback: We understand from the vendors that there is a clawback in place on the strip of land at the rear, for further information contact the selling agents..

Planning Consents affecting the property : None known.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, superfast and ultrafast are available in the area
Mobile signal: EE, Vodafone, O2 and three available in the area
The above information is according to Ofcom <http://checker.ofcom.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 E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers 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 : //often.train.kite

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.

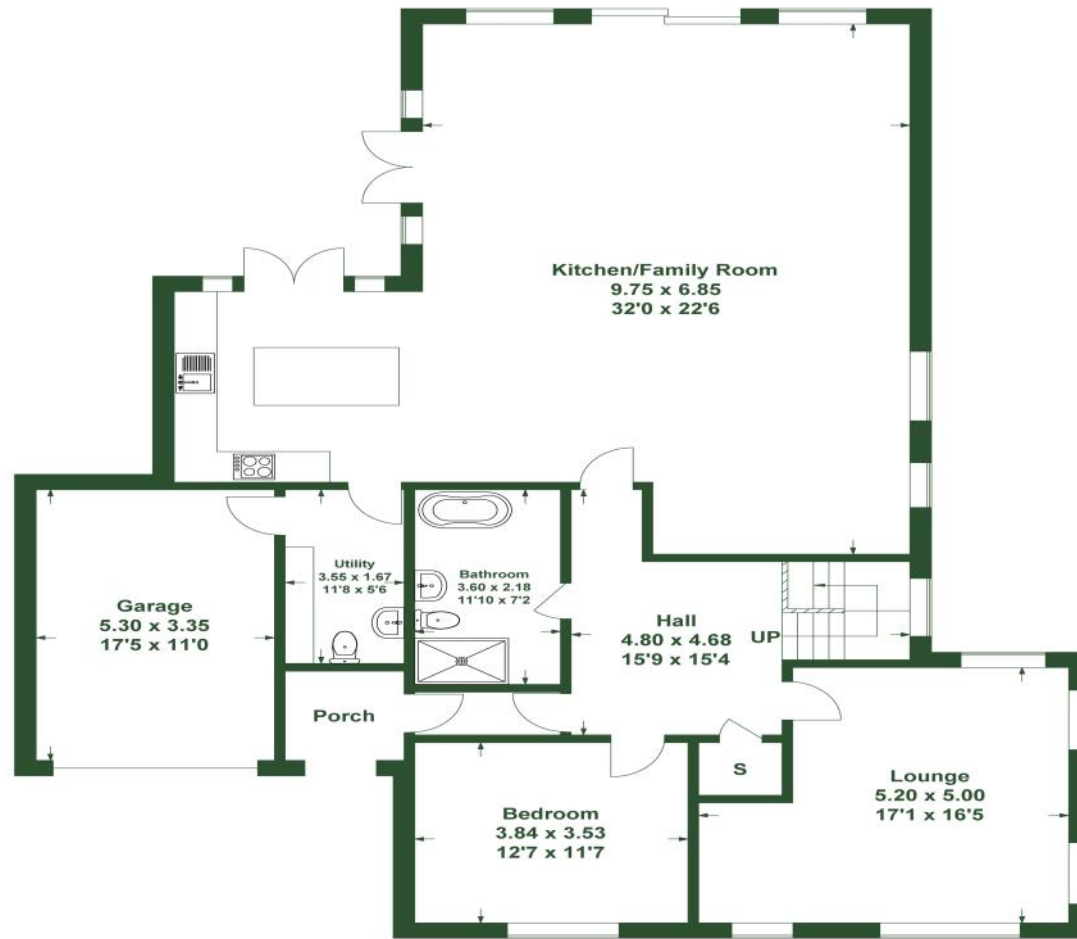
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers



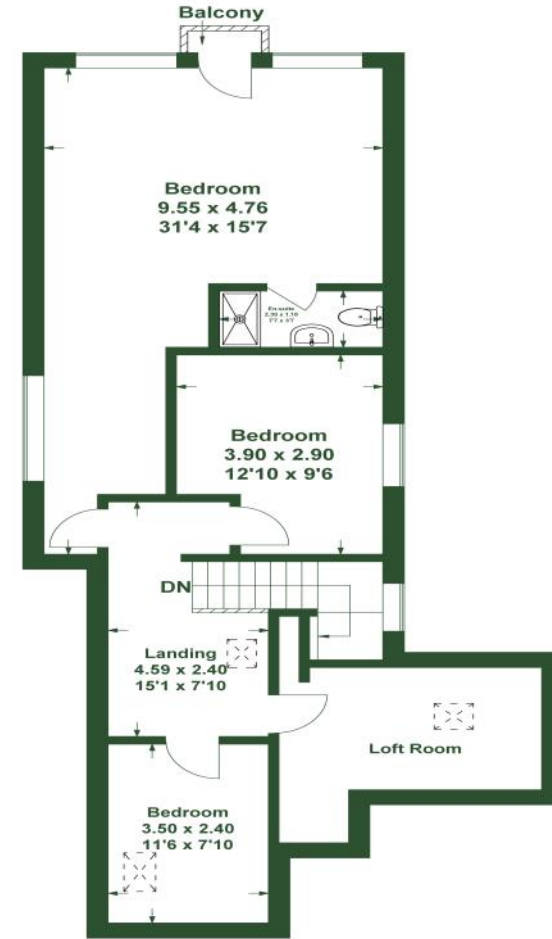
Approximate Gross Internal Area : 231.08 sq m / 2487 sq ft
 Garage : 17.75 sq m / 191 sq ft
 Total : 248.83 sq m / 2678 sq ft



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



Ground Floor



First Floor

Amritstead 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 Amritstead 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 Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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