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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

28 Ocean Way, Thornton-Cleveleys, FY5 1FE



£249,500

Tucked away in a lovely quiet cul-de-sac, yet still within walking distance of Cleveleys Town centre, this modern style Detached home also backs onto parkland and has the seafront in full view from the rear first floor. The property is immaculately presented throughout and sold with NO ONWARD CHAIN.



- **Lounge**
- **Dining room**
- **Breakfast Kitchen**
- **Conservatory**
- **Ground floor WC**
- **Three Bedrooms - en-suite shower to Master**
- **Family Shower room**
- **Gardens**
- **Attached Garage**



Successfully selling property since 1948.

The Property Ombudsman

Hall: Coved ceiling, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

Lounge: 15'3" x 12'9" (4.65 m x 3.89 m) Feature fireplace, Coved ceiling, Dado rail, TV point, Understairs storage, UPVC double glazed window, Radiator. Archway to:-

Dining Room: 12'6" x 8'0" (3.81 m x 2.44 m) Coved ceiling, Dado rail, Double glazed patio doors to rear garden, Radiator.

Breakfast Kitchen: 12'6" x 8'0" (3.81 m x 2.44 m) Attractive wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed window and door to:-

Conservatory: 10'7" x 7'8" (3.23 m x 2.34 m) Wood effect laminate flooring, UPVC double glazed windows and door, Personal door to garage.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'7" x 12'11" (4.14 m x 3.94 m) Coved ceiling, TV point, UPVC double glazed windows, Radiator.

En-Suite: Comprising; Step in shower cubicle, Pedestal wash basin, Built in airing cupboard, Radiator.

Bedroom 2: 11'5" x 9'2" (3.48 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'10" x 6'10" (3.00 m x 2.08 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Large step in shower, Low flush WC, Pedestal wash basin, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Open plan lawn front garden.

Rear: Mainly lawned with a paved patio and established borders.

Parking: Attached garage with light, power and electric up and over door, Access via a private drive.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2428.93 (2026/27)



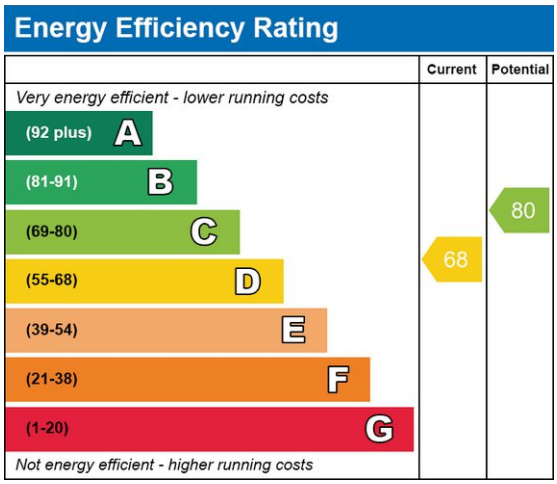






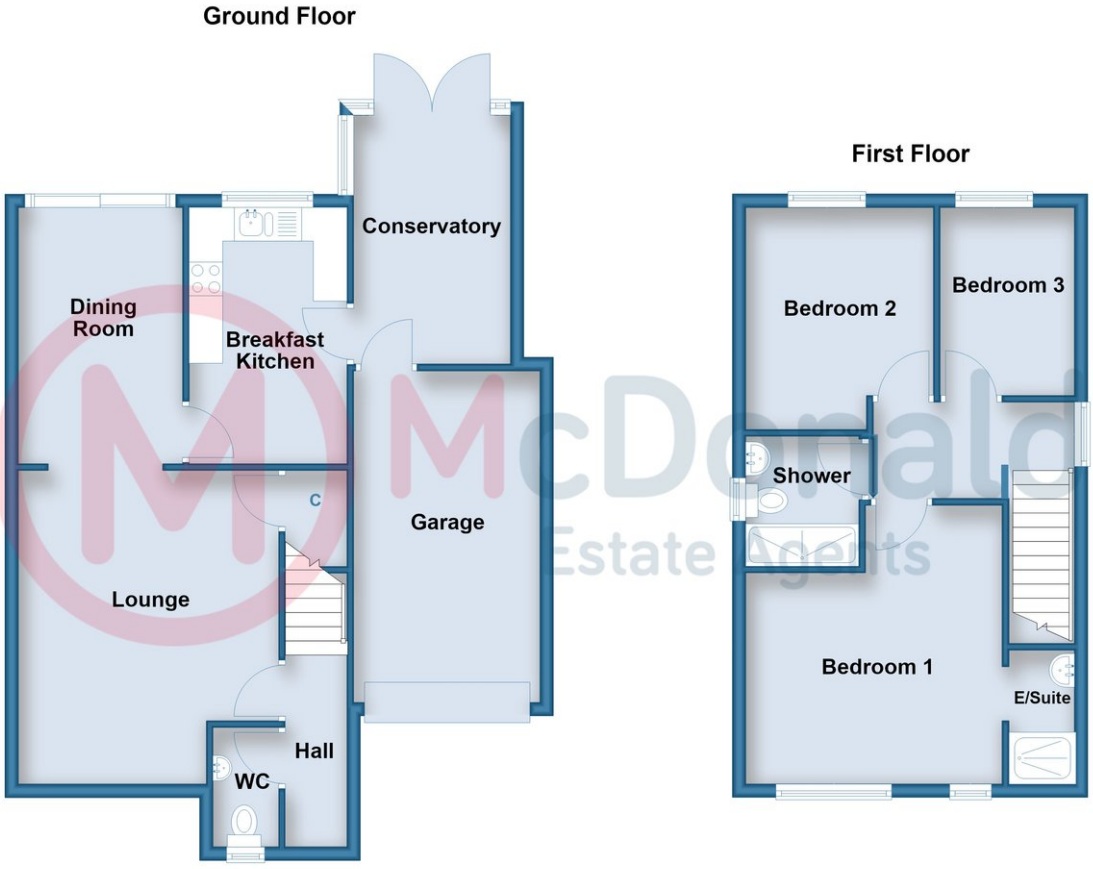


Directions: From Cleveleys centre head north along North promenade, take the second right onto Beach Road, first left onto Cambridge Road which continues into Beachcomber Drive and finally first left into Ocean Way.



General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures**, **Fittings & Appliances**: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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Plan produced using PlanUp.

Ocean Way

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