



145 Luton Road, Anchorsholme,
Thornton-Cleveleys, FY5 3RT

£155,000

This Semi Detached Home already boasts modern fitted Kitchen and Shower room facilities AND a Conservatory, but still offers plenty of potential for you to improve, and really make your own mark. Sold with NO ONWARD CHAIN.

- Through Lounge
- Modern Kitchen
- Conservatory
- Three Bedrooms
- Shower Room
- Double glazing
- Gas central heating
- Gardens
- Garage



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk




Award winning property sales since 1948.



Porch: Glazed windows and door.

Hall: Wood effect laminate flooring, Radiator.

Lounge: 13'6" x 10'10" (4.11 m x 3.30 m) Coved ceiling, TV point, Double glazed bay window, Radiator. Open to:-

Dining Room: 8'2" x 8'0" (2.49 m x 2.44 m) Coved ceiling, Double glazed doors to conservatory, Radiator.

Kitchen: 8'8" x 8'5" (2.64 m x 2.57 m) Modern fitted wall and base cupboard units with complementary granite finish worktops, Built in oven and hob with extractor, Recessed sink with mixer tap, Plumbed for washing machine, Wood effect laminate flooring, Double glazed window and door.

Conservatory: 11'2" x 10'0" (3.40 m x 3.05 m) Tiled floor, UPVC double glazed door and windows.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 11'1" x 10'0" (3.38 m x 3.05 m) Fitted wardrobes, Double glazed window, Radiator.

Bedroom 2: 10'5" x 8'4" (3.17 m x 2.54 m) Built in cupboard, UPVC double glazed window, Towel heater radiator.

Bedroom 3: 7'7" x 7'0" (2.31 m x 2.13 m) Double glazed window, Radiator.

Shower Room: Modern style suite comprising; Step in shower, Vanity wash basin, Low flush WC, Radiator.

Outside:

Front: Mainly paved.

Rear: Mainly laid to lawn with established borders.

Parking: Brick garage with a private drive.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - B £1860.61 (2025/26)

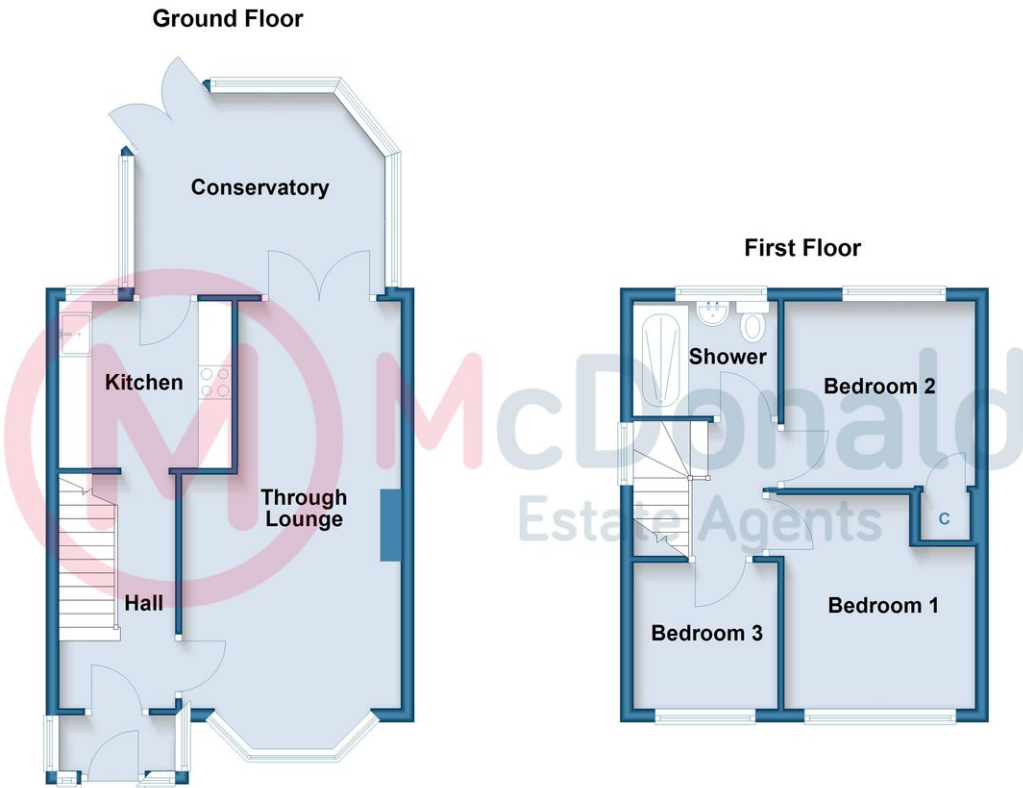


Directions: Take Red Bank Road and proceed inland, at the roundabout turn left into Devonshire Road, continue along and at the traffic lights turn right into Warren Drive. Take the fourth left into North Drive, and finally fourth right into Luton Road.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Luton Road

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.