



7 Mossom Lane, Thornton-Cleveleys

Thornton-Cleveleys

Offers Over **£300,000**

7 Mossom Lane

Thornton-Cleveleys

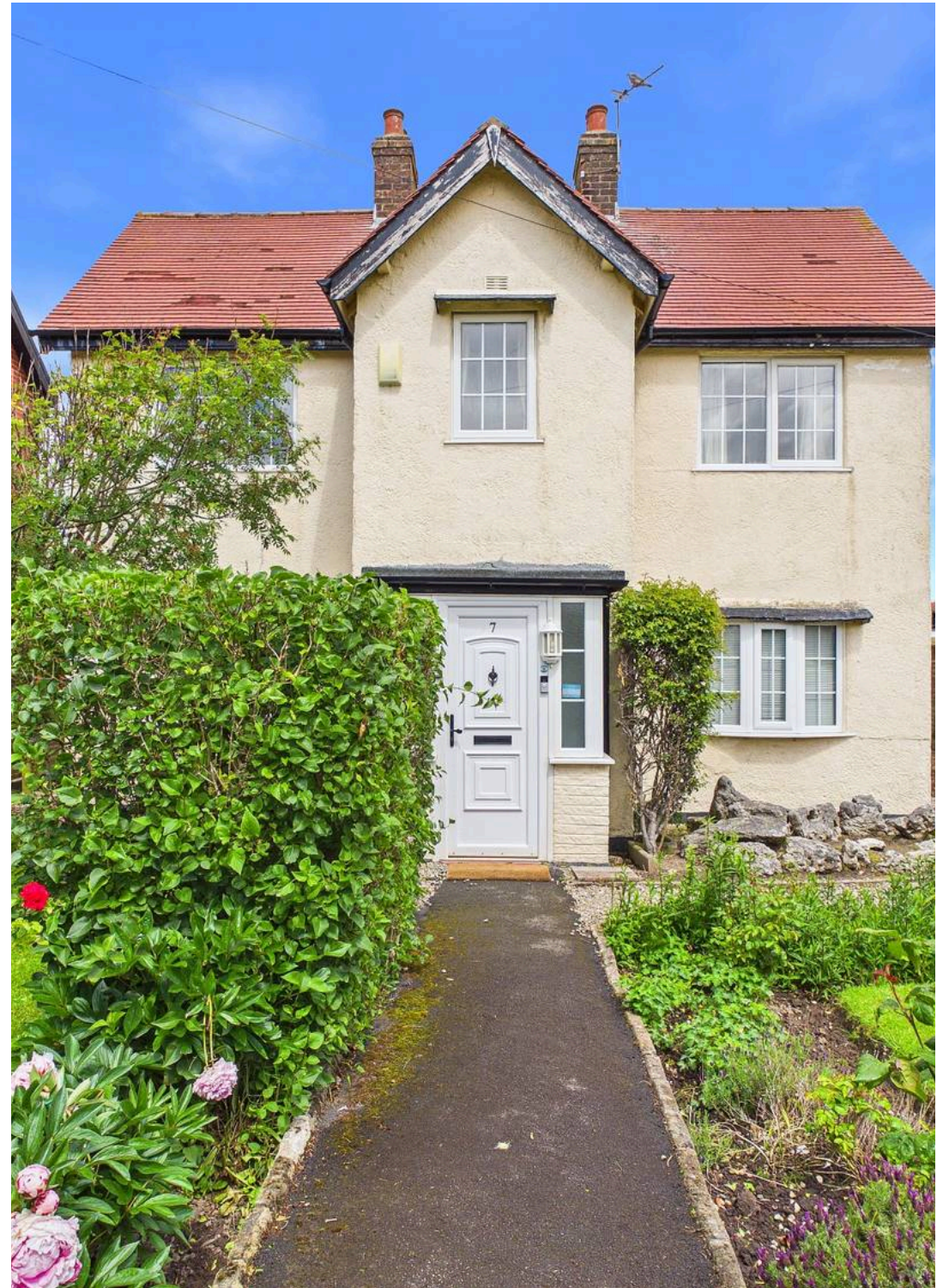
This extended double fronted detached house presents a rare opportunity to acquire a property of significant charm and character, set within approximately 0.15 acre. Although requiring modernisation throughout, the home offers a versatile and spacious layout that will appeal to families and those seeking a project to create their ideal living space. Upon entering, you are welcomed by an entrance porch leading into a central hallway, which provides access to the principal reception rooms. The lounge, dining room, and living room each offer generous proportions and period features, creating a warm and inviting atmosphere. The kitchen is complemented by a separate utility room, while a rear porch and additional rear hallway enhance the practicality of the layout. A separate WC is conveniently located off the rear hallway, which also features a staircase leading to an attic room (ideal for a variety of uses, subject to any necessary consents).

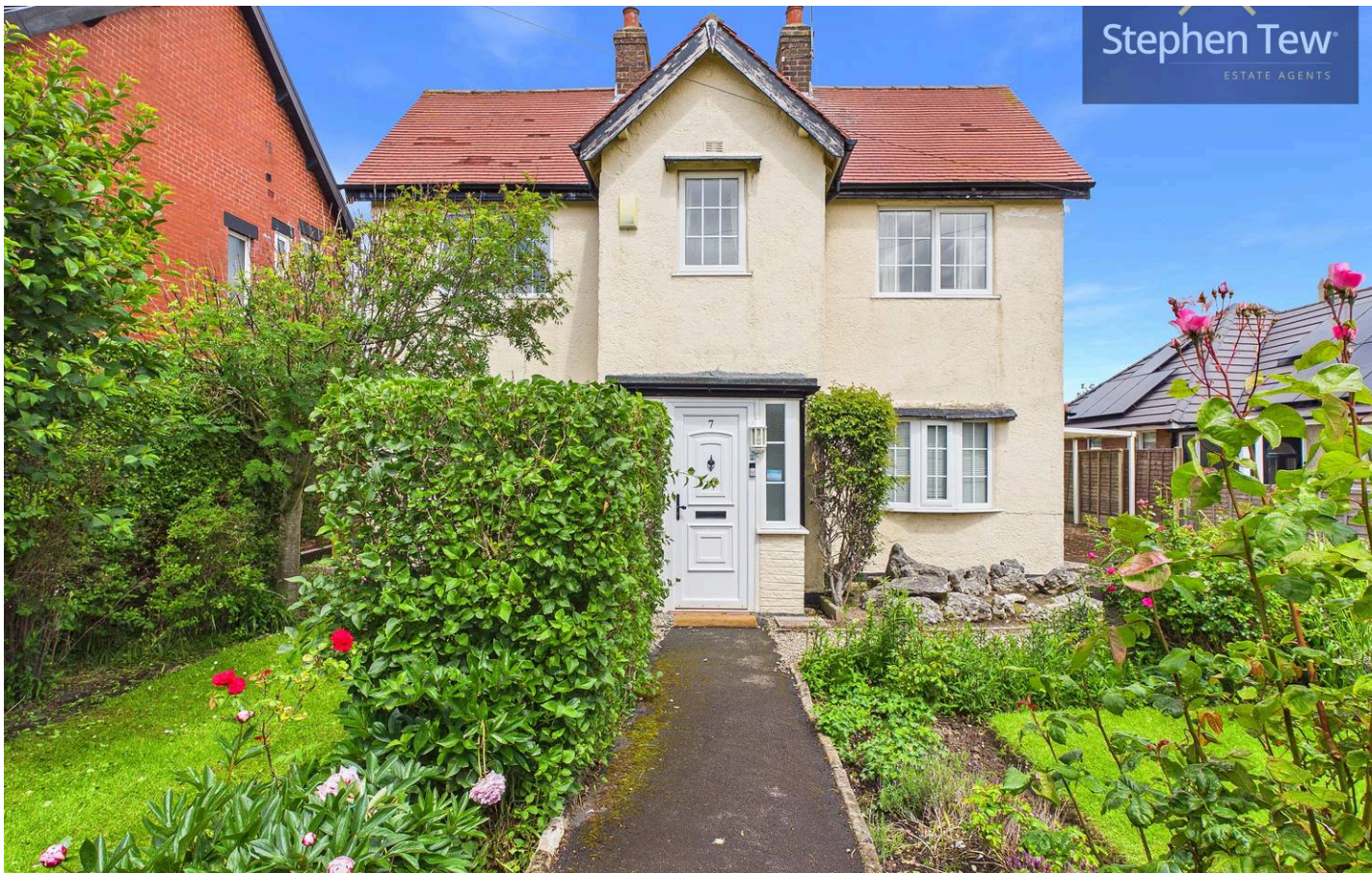
The first floor of the main house comprises three well-proportioned bedrooms, a family bathroom, and a separate WC, providing ample accommodation for a growing family. Externally, the property benefits from a driveway that provides off road parking and leads to a car port (offering sheltered parking or additional storage). The mature gardens to the front and rear of the property further enhance its appeal, with established planting and a sense of privacy. Offered for sale with no onward chain, this property represents an exceptional opportunity for those wishing to update and personalise a substantial family home in a sought-after location. Viewing is essential to fully appreciate the potential and flexibility that this delightful residence has to offer.

Council Tax band: E

Tenure: Freehold

- Extended Double Fronted Detached House set in 0.15 acre with much charm and character, although requiring modernising throughout
- Entrance Porch, Hallway, Lounge, Dining Room, Living Room, Kitchen, Utility Room, Rear Porch, Additional Rear Hallway with Separate WC and staircase to Attic Room / Play Room
- 3 Bedrooms, Bathroom and Separate WC to the first floor of the main house
- Driveway providing off road parking and leading to car port





Porch

5' 10" x 4' 11" (1.78m x 1.51m)

Hallway

8' 2" x 7' 11" (2.50m x 2.42m)

Lounge

14' 9" x 13' 10" (4.50m x 4.22m)

Dining Room

14' 9" x 12' 5" (4.50m x 3.78m)

Kitchen

14' 9" x 10' 7" (4.50m x 3.22m)

Utility Room

8' 3" x 8' 2" (2.51m x 2.50m)

Living Room

22' 0" x 13' 11" (6.70m x 4.24m)

Inner Hallway

WC

4' 6" x 3' 1" (1.37m x 0.95m)

Loft Room / Play Room

First Floor Landing

Bedroom 1

12' 6" x 11' 3" (3.80m x 3.43m)

Bedroom 2

16' 6" x 13' 10" (5.03m x 4.22m)

Bedroom 3

6' 1" x 7' 3" (1.86m x 2.20m)

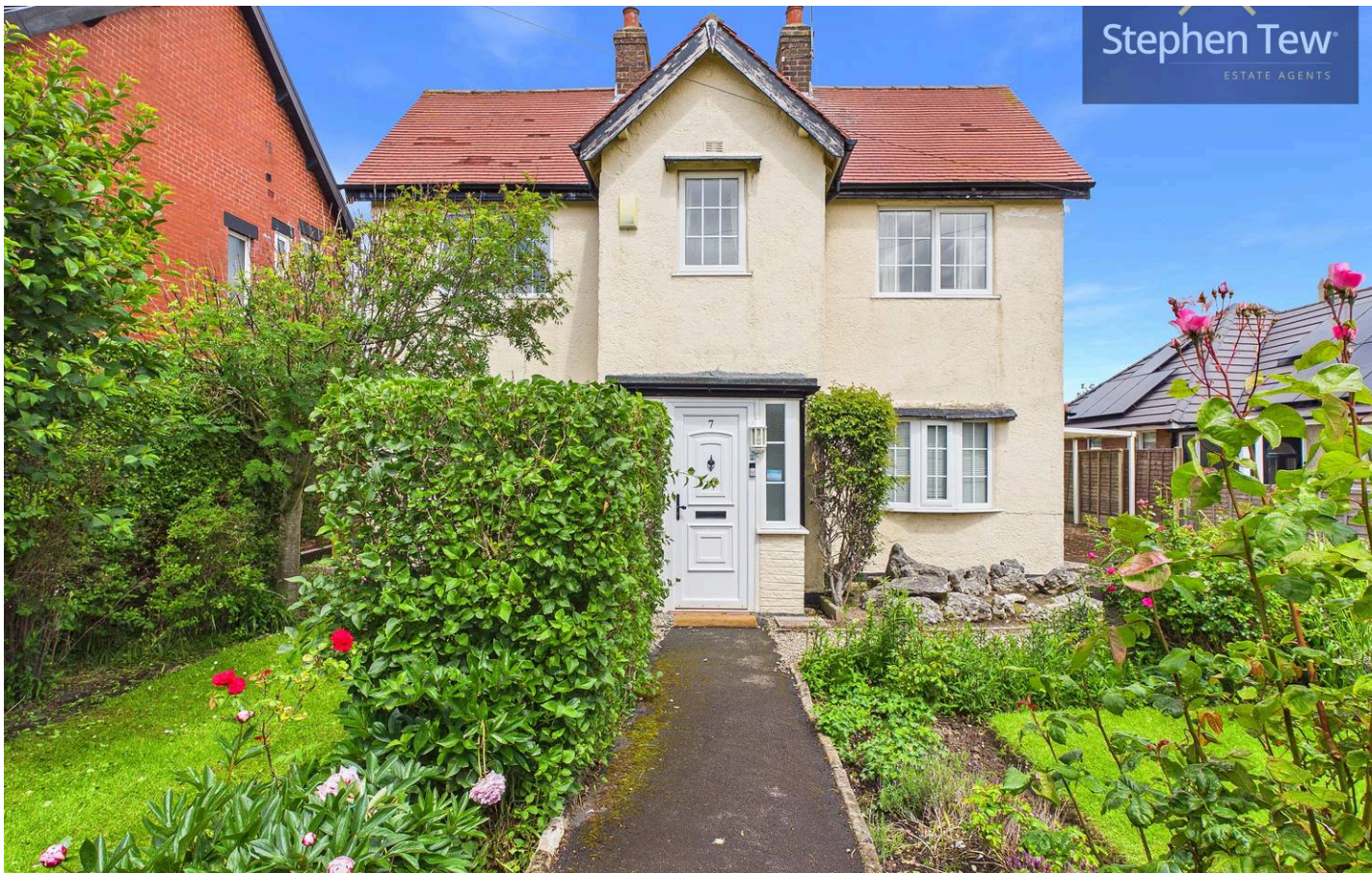
Bathroom

8' 1" x 5' 2" (2.47m x 1.57m)

WC

5' 2" x 3' 2" (1.57m x 0.97m)





Porch

5' 10" x 4' 11" (1.78m x 1.51m)

Hallway

8' 2" x 7' 11" (2.50m x 2.42m)

Lounge

14' 9" x 13' 10" (4.50m x 4.22m)

Dining Room

14' 9" x 12' 5" (4.50m x 3.78m)

Kitchen

14' 9" x 10' 7" (4.50m x 3.22m)

Utility Room

8' 3" x 8' 2" (2.51m x 2.50m)

Living Room

22' 0" x 13' 11" (6.70m x 4.24m)

Inner Hallway

WC

4' 6" x 3' 1" (1.37m x 0.95m)

Loft Room / Play Room

First Floor Landing

Bedroom 1

12' 6" x 11' 3" (3.80m x 3.43m)

Bedroom 2

16' 6" x 13' 10" (5.03m x 4.22m)

Bedroom 3

6' 1" x 7' 3" (1.86m x 2.20m)

Bathroom

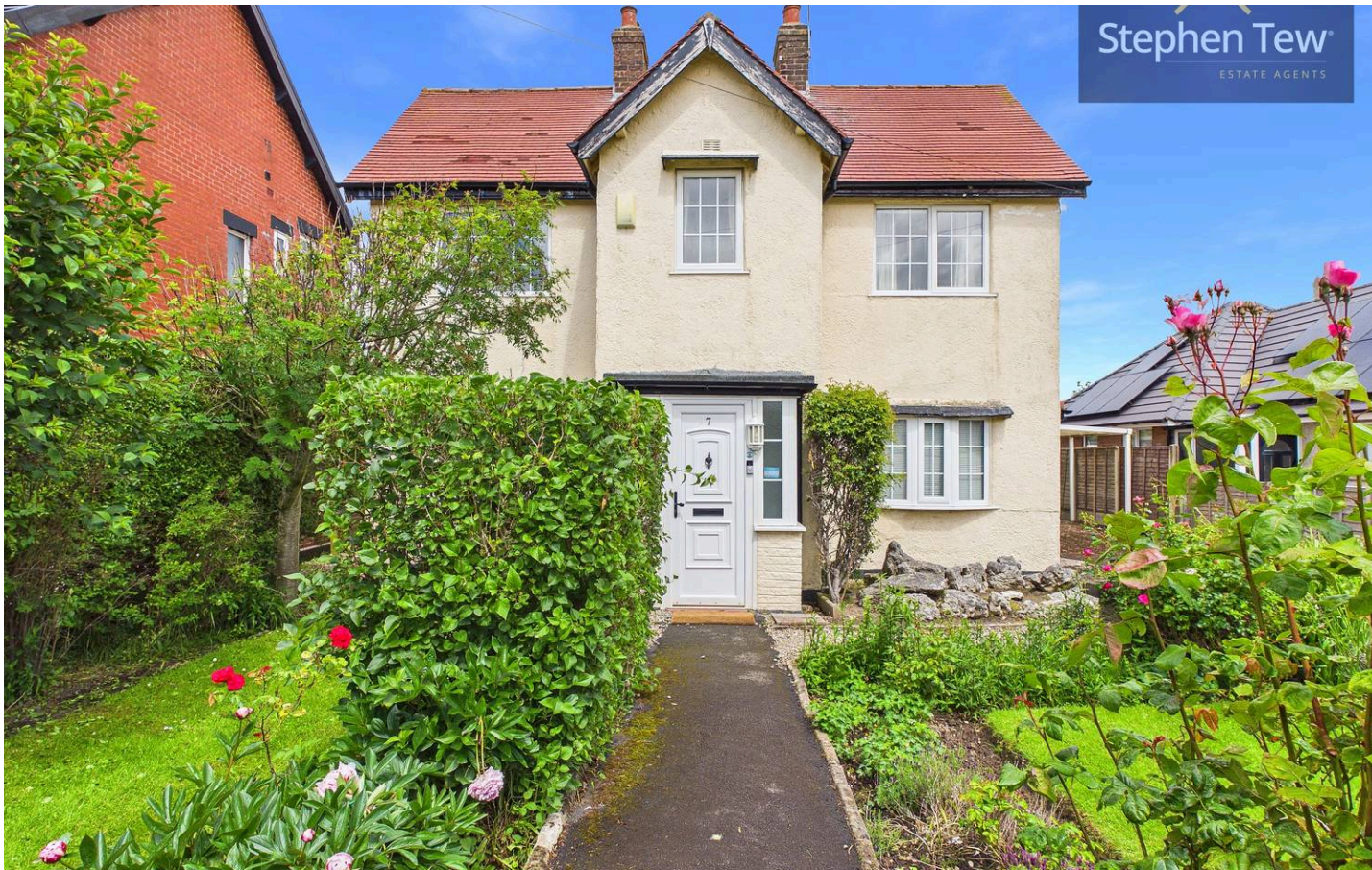
8' 1" x 5' 2" (2.47m x 1.57m)

WC

5' 2" x 3' 2" (1.57m x 0.97m)







Stephen Tew
ESTATE AGENTS

FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

CAR PORT

1 Parking Space



Stephen Tew
ESTATE AGENTS



Stephen Tew
ESTATE AGENTS



Approximate total area⁽¹⁾

873 ft²
81.2 m²

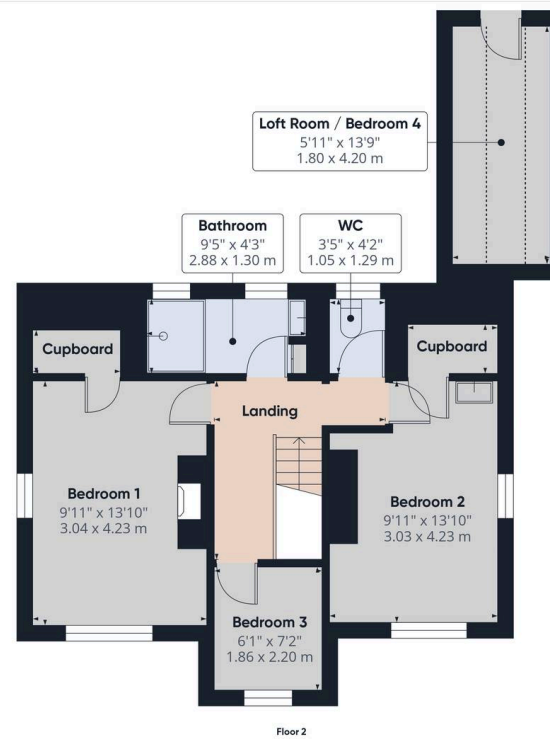
Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

516 ft²
48 m²

Reduced headroom
48 ft²
4.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

