



7 Eagle Drive, Anchorsholme,  
Thornton-Cleveleys, FY5 3GT

**£255,000**

Only built in 2021, this imposing family property still has all the feel of a 'new home' and if you are looking for impressive Bedroom spaces, then this is the one for you ! There are FOUR, all really nicely proportioned, and the fabulous Master suite is over 22' in length, with a superb en-suite. Externally no.7 offers that bit more than many of its contemporaries with a Southerly facing rear garden around 50' in length, two driveways and a good size Garage. **IMMACULATELY PRESENTED throughout - NEEDS TO BE SEEN.**

- Lounge
- Fitted Dining Kitchen
- Ground floor WC
- Four Bedrooms - Master with en-suite
- Gardens - Southerly facing rear
- Garage AND two driveways
- Balance of NHBC guarantee still in place

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1948.



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**Hall:** Understairs storage.

**Lounge:** 16'2" x 11'0" (4.93 m x 3.35 m) UPVC double glazed window and French doors to rear, Radiator.

**Dining Kitchen:** 16'7" x 9'1" (5.05 m x 2.77 m) Modern fitted wall and base units with complementary worktops, Integrated double oven and hob with extractor, Integrated dishwasher, Integrated fridge freezer, Tiled floor, UPVC window, Radiator.

**Ground Floor WC:** Low flush WC, Wash basin, UPVC double glazed window, Radiator.

### First Floor:

**Landing:** Staircase to second floor, Built in airing cupboard

**Bedroom 2:** 12'8" x 9'1" (3.86 m x 2.77 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 13'1" x 8'2" (3.99 m x 2.49 m) UPVC double glazed window, Radiator.

**Bedroom 4:** 9'6" x 7'8" (2.90 m x 2.34 m) UPVC double glazed window, Radiator.

**Bathroom:** Three piece suite comprising; Panelled bath, Wash basin, Low flush WC, UPVC double glazed window, Heated towel rail.

### Second Floor:

**Master Bedroom:** 22'1" x 12'8" (6.73 m x 3.86 m) Built in storage cupboard, Two radiators.

**En-Suite:** Walk in shower, Wash basin, WC, Painted and tiled walls, Heated towel rail.

**Rear Garden:** Over 50' in length, A combination of lawn and patio with established trees and shrubs, Covered pergola, Side gate to driveway.

**Parking:** Brick garage measuring 20' x 10' - with light and power plus two driveways.

**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. There is a Development charge of around £240 per annum.

**Council Tax:** Band - D £2513.22 (2026/27)

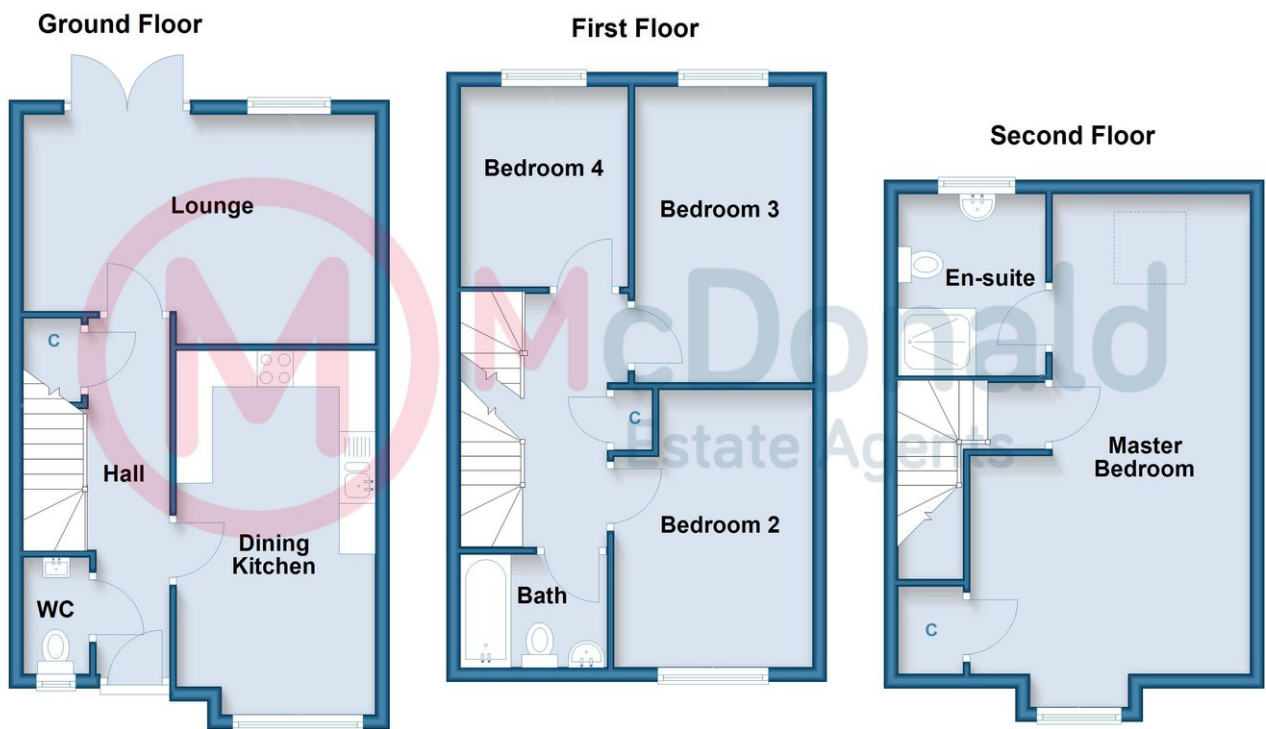


**Directions:** Take Warren Drive heading east, continue over the mini roundabout at North Drive and at the next roundabout turn right into Eagle Drive.

**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) <b>A</b>			95
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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**Eagle Drive**

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