



22 Tebay Avenue, Thornton-Cleveleys, FY5 2NB

Price: £875.00

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	

- Three Bedroom Mid Terrace House
- Lounge Open To Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Off Road Parking
- Low Maintenance Gardens
- Deposit - £875.00
- EPC Rating - D

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FULL DESCRIPTION

Tiger Lettings are pleased to market this well presented, three bedroom mid terrace house situated in Cleveleys close to popular schools, shops and transport links. The property benefits from a good sized lounge open to dining room, modern kitchen and bathroom, off road parking to front and low maintenance garden to rear.

Call Tiger Lettings to arrange your viewing on 01253 627111.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

TENURE

The property is **FREEHOLD**

COUNCIL TAX

Band **A**

ANNUAL COUNCIL TAX AMOUNT

£1,595.78

BROADBAND COVERAGE

We are advised that the property can obtain Full Fibre Broadband (FTTP)

MOBILE COVERAGE

We are advised that you are likely to have good mobile coverage. We would suggest that you also make your own enquiries to the Mobile Data coverage checker on the Ofcom Website.

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

09/09/2026







Ground Floor



Floor 1

Approximate total area^(a)883.72 ft²82.1 m²

Reduced headroom

4.93 ft²0.46 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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