



ANOTHER SSTC BY SUSAN EVE ESTATES.. IN A POPULAR RESIDENTIAL LOCATION, CONVENIENTLY LOCATED CLOSE TO THE TOWN CENTRE. A LOVELY HOME PERFECT FOR A FIRST TIME BUYER OR GREAT FOR AN INVESTMENT PURCHASE. OFFERING SPACIOUS ACCOMMODATION, MODERN KITCHEN, OPEN PLAN LOUNGE DINER... **ENTRANCE PORCH**

5' x 3'2 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance porch.

HALLWAY

9'5 x 3'2 approx. Understairs cupboard ideal for storage, 4'8 x 2'5 approx.

LOUNGE THROUGH DINER

22'10 x 11' approx. Double glazed window overlooking the front and a window overlooking the rear of the property. On the main wall there is a feature fireplace. Storage heater. TV Aerial point.

KITCHEN

7'11 x 7'10 approx. UPVC double glazed window overlooking the side of the property. Top and base units complemented by a co-ordinating worktop, housing a stainless steel sink and drainer unit. Space for a fridge and a cooker. Door giving access to the rear porch.

BACK PORCH/UTILITY

6'2 x 5' approx. Access to the rear yard. Window.

LANDING

4'5 x 2'11, extending to 12'2 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Airing cupboard, housing the hot water cylinder.

BEDROOM ONE

14'5 x 10'1 approx. UPVC double glazed window overlooking the front of the property. Storage heater. TV Aerial point.

BEDROOM TWO

12'2 x 9'4 approx. UPVC double glazed window overlooking the rear of the property.

BATHROOM

7'11 x 7'9 approx. Window overlooking the rear of the property. Three piece suite, comprising of a low flush WC, a pedestal hand wash basin and a bath, with overhead shower unit. The walls and floor are tiled to complement.

FRONT

REAR

Yard, Designed for low maintenance.

OUTHOUSE

10'6 x 3'3 Plumbed for a washing machine.

FLOOR PLAN

TENURE

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

VIEWING

By prior appointment with the vendors agent Susan Eve Estate Agency, 79 Victoria Road East, Thornton Cleveleys, Lancashire FY5 5BU. Telephone (01253) 822000.

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography was prepared by Susan Eve Estate Agency in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS

All measurements are taken electronically and whilst every care is taken with there accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Susan Eve at Susan Eve Estate Agency, 79 Victoria Road East, Thornton Cleveleys, Lancashire FY5 5BU Telephone (01253) 822000.

Price: £60,000



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