



* ANOTHER SSTC BY SUSAN EVE ESTATES ! * TWO BEDROOMED FIRST FLOOR APARTMENT IN A QUIET CUL DE SAC, IN A GREAT RESIDENTIAL LOCATION. CLOSE TO BLACKPOOL VICTORIA HOSPITAL. CONVENIENT FOR LOCAL AMENITIES AND GOOD TRANSPORT ROUTES. OFFERED WITH NO ONWARD CHAIN. HIGHLY DECEPTIVE ACCOMMODATION, GARAGE... **COMMUNAL ENTRANCE**

As you enter the property via the external entrance door you will find yourself in the communal entrance hallway. The staircase to the first floor is located straight ahead. UPVC double glazed windows aside of the entrance door, to the front elevation.

ENTRANCE

As you walk up the staircase to the first floor you will find yourself on the communal landing. The internal door on your right leads into the apartment.

LOUNGE

14'6 x 12'8 approx. UPVC double glazed windows to the front elevation, overlooking the front of the property. There is a TV aerial point and a telephone point. Storage heater. The ceiling has decorative coving.

KITCHEN

10'8 x 7'0 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Top and base units with a co-ordinating work surface, housing a stainless steel sink and double drainer unit. There is a space for a fridge freezer, an electric cooker and there is plumbing for a washing machine. The walls are tiled to the splashback areas to complement. Two built in storage cupboards.

INNER HALLWAY

4'8 x 3'9 approx. Three internal doors giving access to two double bedrooms and the main bathroom. Loft access is situated here. Telephone point. Storage heater.

BEDROOM ONE

13'10 x 9'7 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. There is a bank of fitted wardrobes. TV aerial point.

BEDROOM TWO

13'1 x 7'0 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property.

BATHROOM

9'1 x 4'7 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. A modern fitted suite comprising of a walk in shower cubicle with an electric overhead shower unit, a low flush WC and a vanity unit housing a hand wash basin with a mixer tap. The walls are fully tiled and the floor is laid in a tile effect flooring to complement. Heated towel rail. Spotlights to the ceiling.

GARAGE

Up and over door to the front elevation.

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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