



**** ANOTHER SOLD BY SUSAN EVE ESTATE AGENCY !!! ** ONE BEDROOMED FIRST FLOOR APARTMENT WHICH MUST BE SEEN TO APPRECIATE HOW THIS IS A CREDIT TO ITS PRESENT OWNER. WITH NO ONWARD CHAIN AND CLOSE TO CLEVELEYS CENTRE IT IS A PROPERTY NOT TO BE MISSED. STUNNING BREAKFAST KITCHEN WITH INTEGRAL APPLIANCES **ENTRANCE HALLWAY****

6'7 x 6'2 approx. As you walk through the exterior front door you will find yourself in the entrance hallway. UPVC double glazed window to the side of the property. Built in storage cupboard housing the modern electric consumer unit. Radiator.

LANDING

L'Shape 6'2 x 4'1, extending to 5'7 approx. As you walk up the staircase to the first floor you will find yourself on the landing. UPVC double glazed window to the side elevation, overlooking the side of the property. Loft access is situated from here. Radiator.

LOUNGE

13'6 x 11'0 approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the property. There is a TV aerial point and a telephone point. There is a fitted desk and shelving for storage. Radiator. An integral door leads into the bedroom.

BREAKFAST KITCHEN

10'6 x 5'6, extending to 9'1 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. A beautiful modern kitchen, with a comprehensive range of high gloss top and base fitted units, complemented by a coordinating work surface and under unit lighting. Housed in here is a stainless steel sink and drainer unit, an integral fridge and freezer, a built in oven and a four ring electric hob with overhead extractor hood. There is plumbing for a washing machine. There is a breakfast bar that seats two. The 'Alpha' combi boiler is located in the cupboard. The floor is tiled and the walls are beautifully tiled to the splashback areas to complement.

BEDROOM ONE

11'0 x 10'6 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. A good range of

modern bedroom furniture, including tall fitted wardrobes, tall drawer unit and complementing bed side tables. Radiator.

BATHROOM

6'2 x 6'1 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. An immaculate bathroom, with three piece white suite, comprising of a double walk in shower cubicle, a low flush WC and a vanity unit housing a hand sink basin with a mixer tap. The walls and floor are both beautifully tiled to complement. The ceiling has decorative coving. Radiator.

FRONT

A small brick wall runs along the front of the property with gated opening to the entrance. Continue along the path to reach the private entrance to the front of the property. Continue to the side of the property where you will approach a brick outhouse/storage shed, with power laid on.

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: £59,999



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