



**** ANOTHER SOLD BY SUSAN EVE ESTATE AGENCY !!! ** SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT, PART OF A WELL KEPT PURPOSE BUILT BLOCK, IN A GREAT RESIDENTIAL LOCATION - CLOSE TO CLEVELEYS TOWN CENTRE. SOME UPDATING REQUIRED, OFFERING GREAT POTENTIAL TO CREATE A LOVELY HOME. SPACIOUS LOUNGE... **COMMUNAL ENTRANCE****

The communal entrance is located to the front of the property.

GARAGE & PARKING

To the rear of the property you will find off road parking and access to the garage.

ENTRANCE HALLWAY

5'7 x 3'1 approx. As you walk through the entrance door you will find yourself in the hallway. An internal door gives access into the lounge. A short flight of stairs leads up to the bedrooms and the bathroom.

LOUNGE

18'0 x 11'1 approx. UPVC double glazed windows to the front elevation, overlooking the front of the property. On the main feature wall there is an electric fireplace. TV aerial point. Storage heater. The ceiling has decorative coving. An internal door gives access to the kitchen.

KITCHEN

10'7 x 6'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Top and base fitted units, complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit. There is space for a cooker and a fridge freezer. Plumbed for a washing machine. The floor is tiled and the walls are tiled to the splashback areas to complement.

BEDROOM ONE

13'1 (from wardrobe doors) x 9' approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the

property. A good range of fitted wardrobes incorporating overhead cupboards and a bank of tall wardrobes. The "Hyco" boiler is housed in the cupboard. TV aerial point. Storage heater.

BEDROOM TWO

8'11 x 8'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Storage heater.

BATHROOM

6'1 x 6'1 approx. Three piece suite comprising of a double shower cubicle, a low flush WC and a pedestal sink with a mixer tap. The walls are fully tiled to complement.

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: £65,000



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Freephone: 01253 822000