



**\*\*ANOTHER SSTC BY SUSAN EVE ESTATE AGENCY!!!\*\* DECEPTIVELY SPACIOUS TWO BEDROOMED GROUND FLOOR PURPOSE BUILT APARTMENT IN A SMALL 'OVER 60'S' RETIREMENT COMPLEX. NO ONWARD CHAIN...**

**ENTRANCE HALLWAY**

As you walk through the UPVC double glazed door, you will find yourself in the entrance hallway. Two built in cupboards (large understairs storage cupboard and an airing cupboard, housing the hot water tank). Two Storage heaters.

**LOUNGE**

14' x 11'11 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. On the main feature wall is an electric fireplace. TV aerial point. Telephone point. An internal door gives access into the kitchen. The ceiling has decorative coving. UPVC double glazed external door to the rear gives access into the communal garden/car park.

**KITCHEN**

9'1 x 8'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Top and base units with a co-ordinating work surface housing a stainless steel sink and drainer unit with a mixer tap, an integral oven and four ring electric hob, plumbing for a washing machine and space for an under counter fridge and freezer. The ceiling has decorative coving. The floor is tile effect and the walls are tiled to the splashback areas to complement.

**BEDROOM ONE**

12'2 x 8'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Fitted wardrobes with sliding doors. Storage heater.

**BEDROOM TWO**

8'9 x 6'6 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Fitted wardrobe. Storage heater.

**BATHROOM**

6'6 x 6'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. A three piece suite comprising of a pedestal sink, a low flush WC and a walk in shower. The floor is a wet room style floor. The walls are partly tiled to complement.

#### **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



79 Victoria Road East, Thornton, Cleveleys, Lancashire, FY5 5BU

**Freephone: 01253 822000**

