



ATTRACTIVE TWO BEDROOMED SEMI DETACHED PROPERTY, IN A POPULAR & HIGHLY CONVENIENT RESIDENTIAL LOCATION. PERFECT FIRST TIME BUY OR AN IDEAL INVESTMENT PURCHASE! OFFERED WITH NO ONWARD CHAIN. OPEN PLAN LIVING ACCOMMODATION AT THE REAR, WITH CONSERVATORY & MODERN KITCHEN WITH INTEGRAL APPLIANCES... **ENTRANCE PORCH**

4'11 x 3'5 approx. As you walk through the UPVC double glazed external door, you will find yourself in the entrance porch. The consumer unit is mounted on the wall. Decorative coving to the ceiling. Radiator. An internal door gives access to the lounge.

LOUNGE

14'2 x 12'4 approx. UPVC double glazed windows to the front elevation, overlooking the front of the property. On the main wall there is a feature fireplace, housing a gas fire. There is a TV aerial point and a telephone point. Radiator. The ceiling has decorative coving. An internal door gives access to the kitchen. The staircase to the first floor is situated from here.

KITCHEN

12'3 x 10'1 approx. Modern kitchen with a comprehensive range of top and base fitted units, complemented by a co-ordinating work surface and under unit lighting. Incorporating a one and a half bowl sink and drainer unit, an integral fridge and freezer, an integral oven and grill and a four ring gas hob with overhead stainless steel extractor hood. There is plumbing for a washing machine. The floor is tiled to complement. The ceiling has decorative coving. Radiator. Open access to the conservatory. UPVC double glazed external door to the side elevation, giving access to the rear garden.

CONSERVATORY

10'10 x 8'6 approx. UPVC double glazed windows to the side and rear elevations. Radiator. UPVC double glazed french doors to the rear give access into the garden.

LANDING

6'5 x 3'7, extending to 5'0 approx. As you walk up the staircase to the first floor you will find yourself on the landing. UPVC double glazed window the side elevation, overlooking the side of the property. Radiator. Loft access is situated from here.

Internal doors give access to the two bedrooms and the bathroom.

BEDROOM ONE

12'3 x 10'6 approx. UPVC double glazed windows to the front elevation, overlooking the front of the property. Fitted wardrobes. Access to the overstairs storage cupboard, housing the hot water tank. Radiator.

BEDROOM TWO

10'3 x 7'0 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator.

BATHROOM

7'2 x 4'11 approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the property. A three piece suite comprising of a bath with an overhead electric shower, a low flush WC and pedestal sink. Radiator. The floor and walls are fully tiled to complement. Spotlights to the ceiling.

FRONT

The front of the property has laid to lawn area with established borders and a driveway for off road parking. A side gate gives access to the rear of the property.

REAR

A good sized rear garden, fully fenced and enclosed. Landscaped with laid lawn area, established borders and a raised timber decking.

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: £110,000



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Freephone: 01253 822000