



OUTSTANDING TWO DOUBLE BEDROOMED DETACHED TRUE BUNGALOW, NESTLED IN A DESIRABLE RESIDENTIAL LOCATION - KNOWN AS 'LITTLE THORNTON'. BEAUTIFULLY MAINTAINED WITH FABULOUS OPEN PLAN LIVING ACCOMMODATION, LIGHT & AIRY LOUNGE DINER, MODERN KITCHEN WITH INTEGRAL APPLIANCES, IMPRESSIVE CONSERVATORY... **ENTRANCE PORCH**

7'2 x 5'7 approx. As you walk through the UPVC double glazed exterior front door you will enter the entrance porch. UPVC double glazed window to the side elevation. Telephone point and radiator. Decorative sliding doors concealing a storage cupboard, which also house the gas and electric meters. Continue through the internal door to your right and you will enter the lounge diner.

#### **LOUNGE DINER**

L'shape, 18'3 x 10'5, extending to 18'8 into the dining area, approx. A lovely light and airy living space, with lounge through to the dining area. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is an attractive modern fireplace, housing a gas fire. The ceiling has individual spotlights and decorative coving.

Two radiators. TV aerial point. Open access to the rear of the dining area, leading through into the family dining kitchen.

#### **FAMILY DINING KITCHEN**

19'1 x 14'11, narrowing to 8'1 in the kitchen area, approx. An impressive open plan living space, with stunning modern kitchen leading through to a large conservatory, which accommodates a large family dining area.

#### **KITCHEN AREA**

A comprehensive range of modern fitted top and base units, complemented by a co-ordinating work surface, incorporating a good range of integral appliances, under unit lighting and beautifully tiled splash back areas. Housed in here is a stainless steel sink and drainer unit, a five ring gas hob with overhead stainless steel extractor hood, a built in oven and grill, built in wine cooler, an integral fridge and freezer and a dishwasher. Plumbed for a washing machine. There are individual spotlights to the ceiling. An internal door gives access to the rear porch.

#### **CONSERVATORY**

UPVC double glazed windows to the rear and side elevations, overlooking the private rear garden. UPVC double glazed French doors give access to a large private patio area. Two radiators. TV aerial point.

#### **REAR PORCH**

9'9 x 5'3 approx. UPVC double glazed windows to the front and side elevations, with an external door to the rear. A good range of fitted units, with complementing work surface. The floor is tiled.

#### **INNER HALLWAY**

12'1 x 2'11 approx. Accessed from the side of the dining area, in the front lounge diner, the inner hallway provides access to the bedrooms and bathroom. The loft is accessed from here, via a pull down loft ladder and is part boarded. The gas central heating combi boiler can be located in the loft. The ceiling has individual spotlights. Radiator.

#### **BEDROOM ONE**

18'10 x 9' approx. UPVC double glazed windows to the front and rear elevations, overlooking both the front and rear of the property. Radiator. The ceiling has decorative coving and individual spotlights.

#### **BEDROOM TWO**

10'2 x 9'1 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. Built in wardrobes, with sliding doors.

#### **BATHROOM**

8'8 x 5'11 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern suite comprising of a low flush WC, a pedestal hand wash basin, a panelled bath and a separate shower cubicle. Heated towel rail. The walls are fully tiled, with tiled floor to complement.

#### **FRONT**

Occupying a large corner plot with mature borders, providing a high element of privacy.

#### **PRIVATE FRONT GARDEN**

A small brick wall runs along the front and side of the property, with gated opening to the front personal entrance and opening to the driveway along the side. The front gardens are beautifully landscaped with feature borders and mainly laid to lawn area.

A wooden side gate gives access to the driveway and a second side gate gives access to the rear garden.

#### **PRIVATE REAR GARDEN**

Low maintenance paved garden to the rear, with established borders.

#### **GARAGE & DRIVEWAY**

Indian paved driveway, providing off road parking. The brick garage has an up and over door to the front elevation.

#### **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: £220,000



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