



IMMACULATE TWO DOUBLE BEDROOMED TRUE BUNGALOW, SITUATED IN A DESIRABLE RESIDENTIAL LOCATION. WITHIN SHORT WALKING DISTANCE TO THORNTON VILLAGE. A UNIQUE MODERN BUILD WITH NO CHAIN & IMPRESSIVE ACCOMMODATION. BOASTING HIGH QUALITY DINING KITCHEN, LUXURIOUS MODERN BATHROOM, SOUTH FACING REAR GARDEN... **ENTRANCE HALLWAY**

31'8 x 3'9, extending to 5'9, approx. As you walk through the UPVC double glazed exterior front door you will enter the entrance hallway. Two radiators. Alarm. The loft is accessed from here. The first internal door to your right gives access to the integral garage. All internal doors lead off from here. To the right of the hallway you will find internal doors giving access to the utility room, the modern bathroom and the walk in store room. To the left of the hallway internal doors give access to the two double bedrooms and the dining kitchen. Continue to the end of the hallway where you will approach an internal door giving access to the impressive lounge diner.

LOUNGE DINER

20'11 x 16'3, narrowing to 14'4, approx. UPVC double glazed windows to the rear elevations, overlooking the rear of the property. Open bay to the rear with UPVC double glazed French doors giving access to the rear garden. On the main feature wall there is an attractive modern fireplace, housing flame effect gas fire. Two radiators. TV aerial point. Telephone point. The main wall is wired for decorative wall lights and there are two ceiling lights.

MODERN DINING KITCHEN

15'11 x 11'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. A stunning high quality fitted kitchen, with a comprehensive range of top and base units, complemented by a co-ordinating work surface and under unit lighting. Complete with a full range of built in and integral appliances, including a fridge and freezer, a Neff double oven, a built in microwave, a Neff gas hob with Neff overhead feature extractor hood, a sink and drainer unit and a dishwasher. Radiator. The walls are beautifully tiled to the main splash back areas and the ceiling has individual spotlights. The gas central heating combi boiler is housed in here, in the corner cupboard. UPVC double glazed exterior door to the side elevation, giving access to the side of the property.

UTILITY ROOM

8'7 x 5'8 approx. Fitted with a good range of units to one wall, with a co-ordinating work surface and tiled splash back, to

complement the kitchen. Housing a sink and drainer unit and plumbed for a washing machine. Radiator. Extractor.

MASTER BEDROOM

14'9 x 10'9 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property and rear garden. Modern fitted wardrobes to one wall. Radiator.

BEDROOM TWO

11'1 x 9'8 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

9'8 x 7'8 approx. Modern bathroom with four piece suite comprising of a fitted vanity unit with mirror, down lights and a hand sink basin, a panelled bath with shower attachment, a double shower cubicle and a low flush WC. Heated towel rail. Extractor. The ceiling has individual spotlights and the walls are fully tiled to complement.

STORE ROOM

7'6 x 3'7 approx. A large walk in store room with fitted shelving, power point and central ceiling light.

FRONT

Enclosed frontage, with wooden gate giving access to the entrance/driveway. The front garden is designed for low maintenance and provides off road parking. A wooden side gate gives access along the side of the property, to the rear garden.

INTEGRAL GARAGE

16'3 x 10'7 approx. Up and over door to the front elevation, with electric remote controlled access. A personal door giving internal access to the entrance hallway. Power and light.

REAR

Beautifully landscaped rear garden, with large laid to lawn area, established borders and a private patio area. Fully fenced and enclosed, with sunny south facing aspect.

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: £189,950



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