



ATTRACTIVE TWO DOUBLE BEDROOMED SEMI-DETACHED PROPERTY, IN A GREAT RESIDENTIAL LOCATION. WELL MAINTAINED & READY TO WALK INTO, WITH SPACIOUS ACCOMMODATION, GOOD SIZED MODERN FITTED KITCHEN, LARGE CONSERVATORY, MODERN FAMILY BATHROOM, GENEROUS LANDSCAPED REAR GARDEN & OFF ROAD PARKING... **ENTRANCE HALLWAY**

6'5 x 5'1 approx. As you walk through a UPVC double glazed exterior front door, with decorative picture glass detail, you will enter the entrance hallway. The staircase to the first floor is located straight ahead. The internal door to the left of the staircase gives access to the front lounge. The floor is laid in laminate wood flooring. Radiator. Smoke alarm. Modern electric consumer unit.

LOUNGE

13'10 x 11'5 approx. 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 pebble effect electric fire. Radiator. TV aerial point. Access to the understairs walk in storage cupboard. An internal door to the rear of the lounge leads through into the kitchen.

KITCHEN

14'7 x 8'3 approx. Modern kitchen with a comprehensive range of good quality top and base fitted units, complemented by a co-ordinating worksurface, incorporating a decorative glass display unit and shelving. Integrated appliances include a one bowl sink and drainer unit with a mixer tap and a freestanding gas cooker with beautifully tiled splash back and overhead stainless steel overhead extractor hood. Integrated dishwasher and freezer. Plumbed for an automatic washing machine. Space for a tall fridge. Open access to the rear of the kitchen leading through into the conservatory.

CONSERVATORY

12'7 x 10'3 approx. UPVC double glazed conservatory with windows to the side and rear elevations, overlooking the rear of the property and rear garden. UPVC double glazed french doors to the side elevation, opening out onto the rear garden patio. TV aerial point. Radiator.

LANDING

6'2 x 5'6 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Smoke alarm. The loft is accessed from here. Access to the airing cupboard, concealing the hot water cylinder. Internal doors give access to the two double bedrooms and the family bathroom.

BEDROOM ONE

11'6 x 9'5 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. Built in storage cupboard.

BEDROOM TWO

12'7 x 8'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. TV aerial point.

BATHROOM

7' x 6'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Three piece white bathroom suite, comprising of a low flush WC, a pedestal hand wash basin and a panelled bath with overhead shower and fitted shower screen. Extractor. The walls are beautifully tiled to the main splash back areas. Radiator.

FRONT

The front garden has open aspect with laid to lawn and established surrounding borders. The driveway to the front of the property provides off road parking. A wooden side gate gives access to the enclosed rear garden.

REAR

The rear garden is of a generous size, fully fenced, enclosed and private. Beautifully landscaped with central laid to lawn area, a paved patio area, established borders and raised vegetable planters.

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: £115,000



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