



IMMACULATE THREE DOUBLE BEDROOMED SEMI-DETACHED BUNGALOW, BEAUTIFULLY PRESENTED & MAINTAINED TO A HIGH STANDARD. A LOVELY HOME IN A GREAT RESIDENTIAL LOCATION, CLOSE TO POULTON TOWN CENTRE. OFFERING IMPRESSIVE ACCOMMODATION, MODERN DECOR, TWO RECEPTION ROOMS, ATTRACTIVE GARDENS, BRICK GARAGE... **ENTRANCE PORCH**

3'7 x 3'1 approx. As you walk through the UPVC double glazed exterior front door you will enter the entrance porch. The meter cupboard is housed in here and conceals both meters, plus the electric consumer unit. Continue through the internal door ahead and you will enter the hallway.

#### **HALLWAY**

L-shaped, 12'7 x 3'7, extending to 12'3 approx. The staircase to the first floor is situated from here. Radiator. The ceiling has individual spotlights. Internal doors give access to the two ground floor bedrooms, the modern bathroom, the lounge and the kitchen with fabulous family dining extension to the rear.

#### **LOUNGE**

15' x 11'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property and a feature window to the side elevation. On the main feature wall there is an attractive modern fireplace, housing an electric fire. Radiator. TV aerial point. The ceiling has decorative coving.

#### **KITCHEN**

11'10 x 7'11 approx. UPVC double glazed windows to the side and rear elevations, overlooking the side and rear of the property. Modern kitchen with a comprehensive range of top and base fitted units, complemented by a co-ordinating work surface, housing a one and a half bowl sink and drainer unit, an integral oven and grill and a four ring induction hob with overhead stainless steel extractor hood. Space for an under counter fridge and freezer. Plumbed for a washing machine. The ceiling has individual spotlights. An internal door gives access to the family dining room.

#### **FAMILY DINING ROOM**

14'9 x 9'4, extending to 12'10 approx. UPVC double glazed windows to the side and rear elevations, overlooking the rear of

the property. UPVC double glazed French doors to the rear elevation, leading out onto the beautifully landscaped rear garden. Two radiators. The ceiling has decorative coving and individual spotlights. TV aerial point.

#### **BEDROOM ONE**

12'1 x 10'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Modern fitted wardrobes and complementing overhead storage cupboards. TV aerial point. Radiator. The ceiling has decorative coving.

#### **BEDROOM TWO**

10'10 x 9'4 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Access to the understairs storage cupboard. TV aerial point. Radiator. The ceiling has decorative coving.

#### **BATHROOM**

8'1 x 7'11 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a low flush WC, a vanity unit housing a hand sink basin and a double walk-in shower cubicle. Beautifully tiled to the walls and floor. Heated towel rail. Shaver point. The ceiling has individual spotlights. Built in cupboard, housing the Worcester gas central heating combi boiler.

#### **LANDING**

Full length, 8'1 x 2'7 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Internal door giving access to the first floor bedroom.

#### **BEDROOM THREE**

16'11 x 11'5 approx. Velux window to the rear elevation, overlooking the rear of the property. Access to the under eaves storage. TV aerial point. Radiator.

#### **FRONT**

The front garden is Indian paved for low maintenance and provides off road parking. Continue along the side of the property and you will approach the entrance to the property and a side gate giving access to the rear garden and garage.

#### **GARAGE**

30'4 x 8'10, extending to 12'4 approx. UPVC double glazed windows to the front and side elevations, with personal door from the rear garden for access. Power and light.

#### **REAR**

Attractive rear garden, beautifully landscaped for low maintenance with Indian paving and artificial lawn, wrapping the decking at the rear. Fully fenced and enclosed, affording a high element of privacy.

#### **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: £195,000



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