



****ANOTHER SSTC BY SUSAN EVE ESTATE AGENCY!!!** ATTRACTIVE THREE BEDROOMED DETACHED TRUE BUNGALOW, SET IN A GENEROUS PLOT - WITH ADDITIONAL LAND TO THE SIDE! NESTLED ALONG A QUIET COUNTRY LANE, IN AN IDYLIC SEMI-RURAL LOCATION, A FEW MINUTES DRIVE FROM THORNTON VILLAGE & POULTON-LE-FYLDE. **ENTRANCE HALLWAY****

13'9 x 4'4 approx. As you walk through the UPVC double glazed front door you will find yourself in the entrance hallway.

Radiator. The first internal door to your left leads through into the lounge diner and the third bedroom is on your right.

Continue along the hallway and you will approach an internal door giving access to the bathroom and an internal door giving access to the second lounge.

LOUNGE DINER

22'6 x 11' approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property, with open views of the surrounding countryside. On the main feature wall there is an attractive fireplace, housing a gas fire. Radiator.

UPVC double glazed windows to the side and rear elevations, affording a lovely outlook over the beautifully landscaped gardens and the attached field.

SECOND LOUNGE

12'2 x 11'4 approx. A lovely spacious room, in the heart of the home, with open aspect to the rear of the room leading through into the family dining kitchen. On the main feature wall there is an inset modern fireplace, housing a gas fire. Radiator. A step up, with open aspect, leads through into an inner hallway.

FAMILY DINING KITCHEN

16'8 x 14' approx. A fabulous light and airy kitchen, with open aspect into the family dining area at the rear. UPVC double glazed windows to the rear and side elevations, affording lovely open views over the beautiful rear garden and the open countryside beyond. UPVC double glazed exterior door to the side elevation, leading through into the rear porch. A comprehensive range of top and base fitted units complemented by a co-ordinating work surface, housing a one and a half bowl stainless steel sink and drainer unit, an integral double oven and an integrated gas hob, with built in overhead extractor hood. The floor is tiled. Radiator.

INNER HALLWAY

5'2 x 4'10 approx. As you enter the inner hallway from the second lounge you will find an internal door to your right giving access to the utility room. Further internal doors give access to the master bedroom and the second bedroom.

UTILITY ROOM

8'11 x 8'8 approx. Fitted base units complemented by a co-ordinating work surface, housing a stainless steel sink. Plumbed for a washing machine and space for a tumble dryer. Fitted shelving.

MASTER BEDROOM

16'8 x 13'7 approx. As you enter the walkway into the master suite, you will find a bank of built in wardrobes to your left. UPVC double glazed patio doors to the rear elevation, overlooking the rear of the property and beautifully landscaped rear gardens. Radiator. Fitted wardrobes to one wall, with internal door giving access to the ensuite shower room.

ENSUITE

11'4 x 5'7 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Radiator. Suite comprising of a low flush WC, a vanity unit housing a hand sink basin, a bidet and a double shower cubicle. The walls are fully tiled, with tiled floor to complement.

BEDROOM TWO

14'4 x 10'6 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Fitted wardrobes to one wall. Radiator.

BEDROOM THREE

11'4 x 10' approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

8'5 x 5'8 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Three piece suite comprising of a low flush WC, a pedestal hand wash basin and a panelled bath. The ceiling has individual spotlights. The walls are tiled to complement. Radiator.

FRONT

Nestled in an idyllic semi-rural location, along a quiet country lane and surrounded by nature, with open countryside views to the front and rear. This beautiful home is set in a generous plot with attached field, accessed via the rear garden or from Underbank Road. Only a few minutes drive from excellent schools, many local amenities, Thornton Village and the market town of Poulton-Le-Fylde. The front gardens are beautifully landscaped and well kept and the driveway provides ample off road parking, leading to the integral double garage. A wrought iron side gate gives external access to the rear gardens.

DOUBLE GARAGE

L'shaped, 19'6 x 17' approx. External up and over door to the front elevation and an internal personal door, leading into the utility room.

REAR

The beautiful rear garden is landscaped and well kept, with patio areas, generous laid to lawn area, fruit trees and surrounding established feature borders. A wooden side gate gives access to the field.

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: £375,000



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