



ATTRACTIVE TWO DOUBLE BEDROOMED SEMI-DETACHED TRUE BUNGALOW, IN A DESIRABLE RESIDENTIAL LOCATION, CLOSE TO THORNTON VILLAGE. A BEAUTIFULLY MAINTAINED HOME WITH NO CHAIN & SPACIOUS ACCOMMODATION, MODERN KITCHEN & UPVC CONSERVATORY, INTEGRAL GARAGE & BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN... **ENTRANCE PORCH** 4'11 x 4'11 approx. As you walk through the UPVC double glazed external door you will enter into the entrance porch. UPVC double glazed windows overlooking the front garden. Continue through the internal door ahead to enter the lounge.

LOUNGE

15'4 x 13' 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 gas fire. TV aerial point and a telephone point. Radiator. The ceiling has decorative coving. An internal door to the rear of the room gives access to the inner hallway.

INNER HALLWAY

L'Shape 6'5 x 3'1, extending to 5'8 approx. Loft access is situated from here. Radiator. Internal doors give access to the kitchen, the bathroom and the two double bedrooms at the rear.

KITCHEN

8'10 x 8'0 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. 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 a four ring gas hob with overhead extractor hood. There is plumbing for a washing machine. The walls are beautifully tiled to the splashback areas to complement. The floor is laid in a laminate wood flooring. Radiator. An internal door gives access to the garage.

BEDROOM ONE

12'11 x 9'1 (from the wardrobe doors) approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. There is a bank of modern fitted wardrobes, overhead storage cupboards and bedside tables. The ceiling has decorative coving. Radiator.

BEDROOM TWO

11' x 10'2 approx. UPVC double glazed window to the rear elevation, with UPVC double glazed door giving access to the conservatory. The ceiling has decorative coving. Radiator. TV aerial point. Wall mounted electric fire. Fitted wardrobes to one wall.

CONSERVATORY

11'4 x 9'2 approx. UPVC double glazed conservatory with windows to the rear and side elevations, overlooking the rear of the property. UPVC double glazed exterior door, giving access to the beautifully landscaped south facing rear garden.

BATHROOM

6'6 x 5'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Three piece suite comprising of a low flush WC, a pedestal hand wash basin and a panelled bath. The walls are fully tiled and there is a heated towel rail.

FRONT

A small brick wall runs along the front of the property, with gated opening to the driveway. Beautifully landscaped front garden with well maintained laid to lawn area and established surrounding borders. Driveway for off road parking and wooden side gate giving access to the rear garden.

GARAGE

16' x 9'6 approx. UP and over door to the front elevation and a UPVC double glazed exterior door to the side elevation. Integral door to the rear of the garage, leading into the kitchen. The gas central heating Potterton combi boiler is housed in here.

REAR

A generous and beautifully landscaped rear garden, designed for low maintenance, with sunny south facing aspect. Majority paved, with decorative pebbled area and established feature borders.

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: £145,000



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