



* A MUCH LOVED FAMILY HOME FOR NEARLY 60 YEARS! * BEAUTIFULLY MAINTAINED THREE BEDROOMED SEMI-DETACHED PROPERTY, IN A SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO THE SEA FRONT. OFFERED WITH NO ONWARD CHAIN, GENEROUS LIVING ACCOMMODATION & SUPERB POTENTIAL! PRICED REALISTIC FOR THE WORK REQUIRED.. **ENTRANCE**

3'11 x 3'4 approx. As you walk through the UPVC double glazed exterior front door you will enter the entrance vestibule. The floor is tiled and the walls are partly tiled to complement. Continue through the internal door ahead and you will enter the entrance hallway.

HALLWAY

10'7 x 6'8 approx. As you enter the entrance hallway there are steps to your right with staircase leading upto the first floor landing. This much loved property has been a good family home for nearly 60 years and many of the original feature windows have been encapsulated within the modern UPVC double glazing, to retain much character and charm. UPVC double glazed window to the side elevation, with the original feature glass picture detail. The ceiling has decorative coving. Radiator. Telephone point. Meter cupboard, housing the gas and electric meters. Internal doors to your left give access to the two generous reception rooms and the kitchen is located straight ahead.

FRONT LOUNGE

13'11 x 12'3 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property, with original feature glass detail. On the main feature wall there is an attractive inset fireplace, housing a coal effect gas fire. The ceiling has decorative coving. Radiator. TV aerial point.

SECOND LOUNGE/FAMILY DINING RM

18'5 x 12'5 approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the property, with central French doors giving access to the rear garden. A generous room perfect for use as a large family dining room, with feature fireplace housing a gas fire. TV aerial point. The ceiling has decorative coving. Radiator. Exposed wood floor.

KITCHEN

Full measurement (including the extension at the rear) 16'9 x 6'5, extending to 7'6 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. A good range of top and base fitted units complemented by a coordinating work surface, with under unit lighting, housing a stainless steel sink and double drainer unit and a freestanding cooker. Space for a slimline dishwasher and a tall fridge freezer. The walls are beautifully tiled to the splash back areas and the floor is tiled to complement. The gas central heating Baxi boiler is housed in here. Radiator. UPVC double glazed external door to the side elevation, giving access to the garage.

DOWNSTAIRS WC

4'6 x 2'2 approx. UPVC double glazed window to the side elevation, overlooking the side of the property and a low flush WC.

LANDING

10' x 7'11 approx. As you walk up the staircase to the first floor you will find yourself on the landing. UPVC double glazed window to the side elevation, with feature picture glass detail. Internal doors give access to the three good sized bedrooms, the family bathroom and separate WC. The loft is accessed from here.

BEDROOM ONE

14' x 9'6 (to the fitted wardrobe doors) approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property, with original feature detail. Fitted wardrobes to two walls, with sliding doors.

BEDROOM TWO

13'2 x 11'3 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property.

BEDROOM THREE

7'1 x 7' approx. UPVC double glazed window to the front elevation, overlooking the front of the property, with original feature glass detail. Fitted wardrobes, with vanity area.

BATHROOM

8'5 X 7'1 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a panelled bath, a separate shower cubicle with overhead electric shower unit and a vanity unit housing a hand sink basin with a mixer tap. Built in airing cupboard. Heated towel rail. Partly tiled walls, to the main splash back areas.

WC

4'6 x 2'8 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Low flush WC. The lower walls are tiled.

FRONT

A small brick wall runs along the front of the property, with gated opening to the driveway. Double gates aside of the property give access to the secure driveway, which leads to the garage at the rear.

GARAGE

33' x 9'5 approx. Attached garage with up and over door to the front elevation, a side personal door giving access to the rear garden and an integral door leading into the kitchen extension. Access to the external store room, used as a utility with plumbing for a washing machine.

REAR

Beautifully landscaped rear garden with laid to lawn area, a patio area and well stocked established borders. Fully fenced and enclosed, affording a good element of privacy.

FLOOR PLAN

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: £135,000



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