



IMMACULATE THREE BEDROOMED PROPERTY, IN A SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO THORNTON VILLAGE & EXCELLENT SCHOOLS. A BEAUTIFULLY MAINTAINED FAMILY HOME, WITH STUNNING MODERN DECOR, GENEROUS ACCOMMODATION WITH OPEN PLAN FAMILY DINING KITCHEN, SPACIOUS FRONT LOUNGE WITH MULTI-FUEL STOVE... **WELCOMING ENTRANCE HALLWAY**

16'4 x 6'8 approx. As you walk through the composite double glazed exterior front door you will enter the entrance hallway.

UPVC double glazed windows aside of the entrance door. Radiator. The ceiling has decorative coving and individual spotlights. The floor is laid in a Karndean flooring. The staircase to the first floor is located straight ahead, with access to the understairs storage cupboards. Oak doors give access to the lounge on your left and the family dining kitchen straight ahead.

#### **SPACIOUS FRONT LOUNGE**

11'10 x 11'6 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is an attractive inset fireplace, housing a multi-fuel and wood burning stove. The ceiling has individual spotlights. TV aerial point. Radiator.

#### **FAMILY DINING KITCHEN**

L-shaped, 18'7 x 13'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. A stunning modern kitchen, fitted with a comprehensive range of top and base units, complemented by co-ordinating solid wood work surfaces. Housing a good range of appliances, including an inset Belfast sink with a mixer tap, an integrated dishwasher, a built in fridge and a gas cooker with overhead feature extractor hood. The walls are beautifully tiled to the main splash back areas and the floor is tiled to complement. TV aerial point. Radiator. The ceiling has decorative coving and individual spotlights. UPVC double glazed French doors to the rear elevation, giving access to the rear garden.

#### **LANDING**

8'8 x 7'6 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, overlooking the side of the property. The ceiling has individual spotlights and the loft is accessed from here. Internal doors give access to the three good sized bedrooms and the luxurious family bathroom.

### **BEDROOM ONE**

13'2 x 11' approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern fitted wardrobes to one wall, incorporating decorative shelving, tall wardrobes and a built in drawer unit. The ceiling has individual spotlights. Radiator. TV aerial point.

### **BEDROOM TWO**

11'6 x 9'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Modern fitted wardrobes. The ceiling has individual spotlights. Radiator.

### **BEDROOM THREE**

8'8 x 8'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. The ceiling has individual spotlights. Radiator.

### **BATHROOM**

8'7 x 7'1 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern family bathroom, with white suite, comprising of a low flush WC, a vanity unit housing a hand sink basin, a double corner shower cubicle and a fabulous freestanding roll top bath with chrome feet and hand held shower attachment. Chrome heated towel rail. The ceiling has individual spotlights. The lower walls are beautifully tiled and the floor is tiled to complement.

### **FRONT**

The front garden is laid to lawn with established borders and the driveway runs along the side of the property, leading to the detached garage.

### **GARAGE**

Detached brick garage with double doors to the front elevation, a side personal door and windows overlooking the rear garden. Power and light laid on. Utility area to the rear of the garage, with plumbing for a washing machine and space for a tumble dryer and fridge freezer.

### **REAR**

A generous rear garden with large laid to lawn area and established borders. To the rear of the garden there is timber decking to one corner, with timber framed pergola and a raised bed, idea for growing vegetables. The rear garden backs onto Hawthorne Park, affording a good 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: £149,950



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**Freephone: 01253 822000**