



IMPRESSIVE TWO DOUBLE BEDROOMED DETACHED BUNGALOW, IN A SOUGHT AFTER RESIDENTIAL LOCATION - CLOSE TO THE SEA FRONT. A WELL MAINTAINED HOME WITH LIGHT & AIRY ACCOMMODATION, SPACIOUS LOUNGE, DINING KITCHEN, 27'11 CONSERVATORY WITH TWO SEPARATE LIVING AREAS, MODERN BATHROOM & SOUTH FACING REAR GARDEN.. **ENTRANCE HALLWAY**

15'5 x 4'7, extending to 7'7 approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance hallway. The meter cupboard is located on your left, concealing the meters plus the modern electric consumer unit. Telephone point. Radiator. The ceiling has decorative coving. The loft is accessed via pull down loft ladders and the gas central heating combi boiler is housed in here. The first internal door to your left gives access to the lounge and the second door to your left leads through into the dining kitchen. The internal doors to your right give access to both bedrooms and the bathroom is located straight ahead.

LOUNGE

17'4 x 13'5 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. UPVC double glazed window to the side elevation, overlooking the side of the property. On the main wall there is a feature fireplace, housing a gas fire. TV aerial point. The ceiling has decorative coving. Radiator.

DINING KITCHEN

13'7 x 10'5 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 sink and drainer unit with a mixer tap and a freestanding cooker. Space for an under counter fridge and freezer. Plumbed for a washing machine. The walls are tiled to the splash back areas and the ceiling has decorative coving. Radiator. UPVC double glazed French doors to the rear of the kitchen, leading through into the conservatory.

CONSERVATORY

Fabulous UPVC double glazed conservatory, set upon a lower brick base, wrapping the rear of the property. Divided into two separate living areas, accessed via internal doors from the rear of the dining kitchen and the rear of the back bedroom. The area from the dining kitchen measures 15'9 x 9'5 and the area from the bedroom measures 12'2 x 9'8 approx. (27'11 approx. as a through measurement.) There is an internal window and an internal glazed door, between both areas. UPVC double

glazed windows to the rear and side elevations, overlooking the rear and side of the property. UPVC double glazed French doors to the rear elevation, leading out onto the rear garden and a UPVC double glazed side door leading out onto the driveway.

BEDROOM ONE

13'6 x 9'3 approx. Internal window and an internal glazed door to the rear elevation, leading through into the conservatory. Modern fitted wardrobes to one wall, with sliding doors. Radiator. The ceiling has decorative coving.

BEDROOM TWO

10'10 x 9'2 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. Modern fitted wardrobes to one wall, with sliding doors. Radiator. The ceiling has decorative coving.

BATHROOM

8'9 x 7'6 approx. Modern suite comprising of a low flush WC, a pedestal hand wash basin, a panelled bath and a walk in double shower cubicle, with overhead electric shower unit. Internal window to the rear elevation. Radiator. The walls are fully tiled.

FRONT

A small brick wall runs along the front of the property, with gated opening to the driveway. The driveway provides off road parking and runs along the side of the property, to the detached garage at the rear. The front garden is landscaped with laid to lawn area and established borders.

GARAGE

Detached brick garage, with up and over door to the front elevation.

REAR

The rear garden is landscaped and designed for low maintenance and majority paved. Fully fenced and enclosed, with sunny south facing aspect.

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: £209,950



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