



IMPRESSIVE THREE DOUBLE BEDROOMED DETACHED BUNGALOW, IN A HIGHLY CONVENIENT & SOUGHT AFTER RESIDENTIAL LOCATION. FABULOUS OPEN PLAN LIVING ACCOMMODATION TO THE REAR, MODERN DINING KITCHEN & LARGE CONSERVATORY/FAMILY ROOM, SPACIOUS FRONT LOUNGE, MODERN FAMILY BATHROOM & MODERN SHOWER ROOM.. NO CHAIN! **ENTRANCE HALLWAY**

16'2 x 7'10 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance hallway. The staircase to the first floor is located from here, with access to the understairs storage/cloaks. The floor is laid in a wood flooring. Radiator. The ceiling has decorative coving and individual spotlights.

LOUNGE

13'10 x 11'10 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is a modern inset gas fire. Radiator. TV aerial point and a telephone point. The ceiling has decorative coving.

DINING KITCHEN

24'5 x 9'4 approx. UPVC double glazed windows to the side and rear elevations, overlooking the side and rear of the property. A comprehensive range of modern fitted top and base units complemented by a co-ordinating work surface, incorporating a breakfast bar and a good range of integral appliances. Integrated appliances include a built in double oven, a four ring gas hob with overhead stainless steel extractor hood, a fridge, a freezer, a dishwasher and a round bowl sink and drainer unit, with a central mixer tap. The walls are tiled to the main splash back areas and the ceiling has individual spotlights and decorative coving. Two radiators. TV aerial point. Open access to the conservatory/family room.

CONSERVATORY

11'6 x 8'6 approx. UPVC double glazed windows to the side and rear elevations, set upon a lower brick base, with exterior door giving access to the rear garden. Radiator. The floor is tiled.

BEDROOM

12'1 x 11'1 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. The ceiling has

decorative coving. Radiator.

FAMILY BATHROOM

10'7 x 5'4 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern family bathroom, with white suite, comprising of a low flush WC, a hand sink basin, a panelled bath and a separate enclosed shower cubicle. The ceiling has individual spotlights. Heated towel rail. The walls are beautifully tiled, with tiled floor to complement and underfloor heating.

LANDING

11'7 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, overlooking the side of the property. The ceiling has decorative coving. Radiator. Loft access, via a pull down loft ladder. Internal doors give access to the two first floor double bedrooms and the modern shower room.

BEDROOM TWO

14'1 x 13'10 approx. UPVC double glazed windows to the front and side elevations, overlooking the front and side of the property. Radiator.

BEDROOM THREE

12'10 x 9'5 approx. UPVC double glazed windows to the rear elevations, overlooking the rear of the property. Radiator. TV aerial point.

SHOWER ROOM

11'11 x 3'3 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a low flush WC in a vanity unit with storage aside, a second vanity unit housing a hand sink basin and an enclosed shower cubicle. Heated towel rail. The walls are beautifully tiled, with tiled floor to complement and underfloor heating.

FRONT

A small brick wall runs along the front of the property with opening to the driveway. The front garden is landscaped for low maintenance and provides off road parking. The driveway runs along the side of the property to the detached garage at the rear.

GARAGE

Detached brick garage with up and over door to the front elevation and a personal door from the rear garden.

REAR

The rear garden is landscaped, fully fenced and enclosed, affording a good element of privacy. Designed for low maintenance, with a good sized paved patio area and established surrounding and mature 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: £265,000



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Freephone: 01253 822000