



WELL PRESENTED PURPOSE BUILT GROUND FLOOR STUDIO APARTMENT, IN A GREAT RESIDENTIAL LOCATION - CLOSE TO LOCAL AMENITIES & GOOD BUS ROUTES. SPACIOUS LOUNGE/BEDROOM, DRESSING AREA, FITTED KITCHEN & MODERN BATHROOM. NO ONWARD CHAIN & READY TO WALK INTO. PERFECT INVESTMENT OR GREAT FIRST TIME BUY!... **LIVING ACCOMODATION**

14'7 x 9'2 (ex 18'4) approx. As you walk through the front door you will find yourself in the living area. This studio apartment is light and airy, having the benefit of several windows. TV aerial point and Telephone point. The first door on your right gives access into the dressing area and bathroom. The kitchen is on your right.

KITCHEN

8'8 x 5'10 approx. UPVC double glazed window to the side of the property. Top and base units, complemented by a coordinating worktop, housing a single bowl stainless steel sink and drainer unit. Cooker point. Plumbed for automatic washing machine and space for an under counter fridge. The walls are tiled to the splashback areas.

DRESSING ROOM

8'5 x 3'6 (ex 5'11) approx. An internal door from the living area, gives you access into the dressing room area. The hot water tank and consumer unit are also housed in here.

BATHROOM

5'11 x 4'6 approx. Three piece suite comprising of a bath with overhead electric shower unit, a pedestal sink and a low flush WC. The walls are tiled to the splashback areas.

COMMUNAL GARDENS

The apartment has the benefit of a designated parking space, with additional visitor spaces, communal bin area. There are lawned areas with borders & shrubs.

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: £49,950



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