



* ANOTHER SOLD BY SUSAN EVE ESTATE AGENCY !!! * SPACIOUS TWO BEDROOMED FIRST FLOOR APARTMENT IN A SMALL RETIREMENT COMPLEX. FITTED WITH THE PULL CORD SYSTEM FOR EMERGENCY ASSISTANCE - ENABLING INDEPENDENT LIVING WHILST PROVIDING REASSURANCE FOR YOURSELF & LOVED ONES. OVER 60 YEARS OF AGE. **ENTRANCE**

6'3 x 6'4 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance. UPVC double glazed window to the side elevation. Storage heater. Fitted stairlift. Continue up the wide staircase to the first floor and you will find yourself on the landing.

LANDING

L'shape, 8'2 x 4'8 approx. As you walk up the staircase you will find yourself on the landing. Access to the airing cupboard. Emergency pull cord system.

LOUNGE

14'1 x 12'7 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. There is a feature fireplace housing an electric fire. Two storage heaters. TV aerial point and telephone point.

KITCHEN

9'2 x 9'1 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property and a second smaller UPVC double glazed window to the rear also. A good range of top and base fitted units complemented by a co-ordinating work surface, housing a stainless steel one bowl sink and drainer unit and a cooker with electric oven and grill and a four ring electric hob with overhead extractor hood. Space for a tall fridge freezer and plumbed for a washing machine. The walls are tiled to the splash back areas to complement. Open doorway leading through into the kitchen.

BEDROOM ONE

12'3 x 9'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Built in storage cupboard, 3'9 x 2'5 approx. Electric storage heater.

BEDROOM TWO

10'5, narrowing to 8' x 8'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Electric storage heater. Built in wardrobes.

BATHROOM

7'2 x 6'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Suite comprising of a low flush WC, a pedestal hand wash basin and a double shower cubicle, with electric shower. Part tiled walls, with tile effect flooring to complement. Shaver point.

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: £65,000



79 Victoria Road East, Thornton, Cleveleys, Lancashire, FY5 5BU

Freephone: 01253 822000