



**** ANOTHER SOLD BY SUSAN EVE ESTATE AGENCY !!! ** PERFECT RURAL RETREAT & WITHIN EASY REACH OF LOCAL AMENITIES & BUS ROUTES. THIS BEAUTIFULLY APPOINTED TWO BEDROOMED PARK HOME IS PART OF A SMALL SELECT DEVELOPMENT IN A DESIRABLE SEMI-RURAL LOCATION. OFFERED WITH NO ONWARD CHAIN, MODERN KITCHEN... **ENTRANCE****

As you walk through a UPVC double glazed sliding door, you will enter the breakfast kitchen.

BREAKFAST KITCHEN

11'3 x 8'6 approx. UPVC double glazed window overlooking the rear. Radiator. A beautiful kitchen, with a good range of modern top and base fitted units, complemented by a co-ordinating worktop. Housed in here is a one and a half bowl sink and drainer unit, an integral oven and a four ring gas hob. Plumbed for an automatic washing machine and space for a fridge freezer. All white goods are included. Storage cupboard. The "Baxi" combi boiler is housed on the wall. Telephone point. The ceiling has decorative coving. An internal door gives access to the lounge.

LOUNGE

14'9 x 10'9 approx. UPVC double glazed windows overlooking the front and side elevations. TV Aerial point. On the main feature wall there is an attractive fire surround housing an electric fire. The ceiling has decorative coving and individual spotlights. UPVC double glazed door giving access to the outside. An internal door gives access to the inner hallway.

INNER HALLWAY

5'6 x 2'8 approx. Access to the loft. The ceiling has decorative coving. Internal doors give access to the two bedrooms and the modern shower room.

BEDROOM ONE

9'5 x 8'7 approx. UPVC double glazed window overlooking the front of the property. TV Aerial point. Telephone point. The ceiling has decorative coving. Built in cupboards/wardrobes, with fitted wardrobes. The floor is laid in a wood effect laminate.

BEDROOM TWO

7'7 x 6'9, extending to 9'5 approx. UPVC double glazed window overlooking the side of the property. The ceiling has decorative coving. Built in cupboards/wardrobes, with fitted wardrobes. The floor is laid in a wood effect laminate.

BATHROOM

6'6 x 5'6 approx. UPVC double glazed window overlooking the rear of the property. Modern suite comprising of a low flush WC, a vanity unit housing a sink basin and a walk in shower cubicle. Radiator. The walls are tiled to the splash back areas. The ceiling has decorative coving.

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: £55,000



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