



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

4'6 x 2'7 approx. As you walk through the second UPVC double glazed exterior door you will find yourself in the inner hallway. (The first exterior door gives access into the lounge.) Internal doors give access to the bedroom, the bathroom and the dining kitchen.

BREAKFAST KITCHEN

9'9 x 7'8 approx. UPVC double glazed windows, overlooking both of the side elevations. A good range of fitted top and base units complemented by a co-ordinating worksurface. Housed in here is a white one and a half bowl sink and drainer unit with a mixer tap and a gas cooker with overhead extractor hood. Plumbed for an automatic washing machine and space for a fridge/freezer. The gas central heating combi boiler is housed in here. Radiator. The ceiling has decorative coving. Open plan aspect into the lounge.

LOUNGE

10'7 x 9'8 approx. UPVC double glazed windows to the front and side elevations. On the main wall there is a feature fireplace, housing an electric fire. Telephone Point. Radiator. The ceiling has decorative coving. TV aerial point. UPVC double glazed exterior door giving access to the outside.

BEDROOM

8'2 x 7'7 approx. UPVC double glazed window overlooking the side of the property. Fitted wardrobes. The ceiling has decorative coving. Radiator.

BATHROOM

6'8 x 4'6 approx. UPVC double glazed window overlooking the side of the property. Three piece white suite comprising of a low flush WC, a pedestal sink basin and a panelled bath. Radiator. The walls are tiled to the splash back areas to

complement. The ceiling has decorative coving.

CARPARK

Car park for residents and visitors.

GARDENS

Well kept surrounding gardens.

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: £45,000



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