



**** ANOTHER SOLD BY SUSAN EVE ESTATES !!! ** 'READY TO WALK INTO' APARTMENT, IN A POPULAR & CONVENIENT RESIDENTIAL LOCATION. PRIVATE ENTRANCE PORCH, LIGHT & AIRY LANDING, SPACIOUS LOUNGE, FITTED KITCHEN & BATHROOM, ONE GOOD SIZED DOUBLE BEDROOM & ADDITIONAL STUDY/DRESSING ROOM. NO ONWARD CHAIN.. **ENTRANCE PORCH****

6'6 x 4'0 approx. As you walk through the UPVC double glazed external door you will find yourself in the entrance porch. The meter cupboard houses the gas and electric consumer unit. Follow the staircase to the first floor.

LANDING

7'11 x 3'6, extending to 9'9, approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Loft access is situated from here. Telephone point. Radiator.

LOUNGE

13'5 x 9'9 approx. UPVC double glazed windows to the side and rear elevations, overlooking the side and rear of the property. TV aerial point. Radiator. An internal door gives access to the kitchen.

KITCHEN

8'6 x 7'5 approximately. UPVC double glazed window to the rear elevation, overlooking the rear of the property. The kitchen comprises of base units with a stainless steel sink and drainer unit. There is space for a cooker. There are two storage cupboards. The "Vaillant" combi boiler is housed in the cupboard closest to the window. Radiator. The floor is laid in a wood effect flooring.

BEDROOM ONE

11'4 x 10'4 approximately. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BEDROOM TWO

6'9 x 5'4, extending to 7'2, approx. UPVC double glazed window to the front elevation, overlooking the front of the property.

Radiator.

BATHROOM

7'5 x 5'5 approx. Three piece suite comprising of a bath, a low flush WC and a pedestal sink. The walls are fully tiled to complement. Radiator.

FRONT

REAR

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: £49,999



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