



**\*\* ANOTHER SOLD BY SUSAN EVE ESTATE AGENCY !!! \*\* IMPRESSIVELY SPACIOUS TWO BEDROOMED PARK HOME, OFFERING GREAT POTENTIAL WITH SOME TLC REQUIRED. GENEROUS LOUNGE WITH DOUBLE DOORS TO THE GOOD SIZED DINING KITCHEN, WITH FRENCH DOORS LEADING OUT ONTO THE ENCLOSED REAR DECKING, MODERN SHOWER ROOM... **ENTRANCE HALLWAY****  
9'6 x 2'11, extending to 5'11 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance hallway. Internal doors give access to the lounge, the two bedrooms and the bathroom. Radiator. Built in storage cupboard.

#### **LOUNGE**

16'9 x 10'10 approx. UPVC double glazed bay window to the rear elevation, overlooking the rear of the property and raised decking. UPVC double glazed window to the side elevation. Two radiators. Double doors give access to the dining kitchen. On the main feature wall there is a fireplace, housing an inset living fuel effect gas fire.

#### **DINING KITCHEN**

17'1 x 8'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property and a UPVC double glazed side door. UPVC double glazed French doors to the rear, giving access to the enclosed balcony/rear decking. Top and base fitted units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit with a mixer tap and space for a freestanding gas cooker. Plumbed for a washing machine. Radiator. Built in storage cupboard, housing the Worcester gas central heating combi boiler. Panelled ceiling and tiled splash backs.

#### **BALCONY/DECKING**

There is an enclosed balcony, accessed via the French doors from the kitchen diner. Side gate for external access. Overlooking the rear of the property.

#### **BEDROOM ONE**

11' x 6'9, extending to 9'5 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. TV aerial point.

## **BEDROOM TWO**

9'6 x 8' approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

## **BATHROOM**

6'9 x 5'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property.

## **FRONT, SIDE & REAR GARDEN AREAS**

As you approach from the front aspect, there is parking to one side and a path leading around the property. Artificial laid to lawn area and external storage. A small side gate gives access to a partly enclosed front garden, with patio area and feature borders. Continue through the side gate, around the front of the property, to arrive at the main entrance. You can also access the park home through the exterior side door, giving access to the dining kitchen. Surrounding laid to lawn garden areas and established borders, with enclosed decking at the 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: £45,000**



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