



\* NO CHAIN \* ATTRACTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY, IN THE SOUGHT AFTER 'NORBRECK' AREA. A LOVELY FAMILY HOME, BEAUTIFULLY MAINTAINED WITH ESTABLISHED PRIVATE REAR GARDEN, LOVELY REAR OUTLOOK - OVERLOOKING THE GOLF COURSE, TWO RECEPTION ROOMS & FITTED KITCHEN, MODERN BATHROOM, GARAGE... **ENTRANCE HALLWAY**

9' x 7'10 approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance hallway. UPVC double glazed window to the front elevation. Radiator. Telephone point. Decorative coving. The gas meter and the electric consumer unit are located in the understairs.

#### **LOUNGE**

20'7 x 10'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is a gas fireplace. Radiator. Decorative coving. UPVC double glazed sliding patio doors to the rear elevation, giving access to the rear garden.

#### **DINING ROOM**

9'6 x 7'11 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Radiator.

#### **KITCHEN**

13' x 6'11 approx. UPVC double glazed windows to the side and rear elevations, overlooking the side and rear of the property. A good range of top and base fitted units complemented by a co-ordinating worksurface, with tiled splash backs. Housed in here is a stainless steel sink and drainer unit and a freestanding oven with four ring gas hob and overhead extractor hood. Space for a fridge freezer and plumbed for a washing machine. Radiator. The gas central heating boiler is housed in here. UPVC double glazed exterior door to the side elevation.

#### **LANDING**

4'8 x 4'4 approx. As you walk up the staircase to the first floor you will find yourself on the landing. UPVC double glazed window to the side elevation. Loft access. Internal doors give access to all three bedrooms and the family bathroom.

### **BEDROOM ONE**

11'2 x 10'9 approx. approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. TV aerial point.

### **BEDROOM TWO**

11'2 x 8'10 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. TV aerial point.

### **BEDROOM THREE**

7'8 x 6'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

### **BATHROOM**

7'7 x 5'10 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern bathroom suite comprising of a low flush WC, a pedestal hand wash basin and a bath with overhead electric shower. Radiator. Built in storage cupboard. Spotlights. The walls are fully tiled to complement.

### **FRONT**

A small brick wall runs along the front of the property with opening to the driveway. The front of the property has been designed for off road parking. Side gates, giving access to the detached garage and rear garden.

### **GARAGE**

### **REAR**

Beautifully landscaped and well kept rear garden, with central laid to lawn area, established well stocked feature borders and a private raised patio area. Fully fenced and enclosed, affording a good element of privacy.

### **REAR OUTLOOK**

Fabulous view, taken from the rear bedroom window.

### **FLOOR PLAN**

### **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: £124,950



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**Freephone: 01253 822000**