



BEAUTIFULLY PRESENTED & WELL MAINTAINED THREE BEDROOMED FAMILY HOME, IN A SOUGHT AFTER RESIDENTIAL LOCATION. WITHIN WALKING DISTANCE TO THE SEA FRONT & CLOSE TO EXCELLENT SCHOOLS. HIGHLY DECEPTIVE WITH GENEROUS ROOM SIZES THROUGHOUT, AN ATTRACTIVE PRIVATE REAR GARDEN, DETACHED GARAGE... **ENTRANCE PORCH**

3'3 x 3'2 approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance porch. An internal door gives access to the entrance hallway.

HALLWAY

16'2, narrowing to 13'10 x 6'5 approx. As you enter the entrance hallway you will approach the staircase which leads upto the first floor landing and internal doors giving access to the two reception rooms and the kitchen. Decorative coving. Meter cupboard. Radiator.

LOUNGE

17'10 x 11'9 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. On the main feature wall there is a modern fireplace, housing an electric fire. Radiator. TV aerial point. Decorative coving.

SECOND RECEPTION ROOM

15'1 x 11'5 approx. UPVC double glazed French doors to the rear elevation, giving access to the rear garden. On the main feature wall there is an attractive fireplace, housing an electric fire. Decorative coving. Radiator.

KITCHEN

18'8, narrowing to 9'10 x 6'10 approx. UPVC double glazed window to the rear elevation and a UPVC double glazed exterior door giving access to the rear garden. A good range of modern fitted top and base units complemented by a co-ordinating work surface, housing a built in oven, a five ring gas hob and a stainless steel one and a half bowl sink and drainer unit. Recessed space for a fridge freezer, to the understairs. Radiator. The walls are tiled to the main splash back areas to complement.

LANDING

10'2 x 6'8 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Feature skylight. Internal doors give access to all three bedrooms and the family bathroom.

BEDROOM ONE

15'10 x 11'7 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. TV aerial point. Radiator.

BEDROOM TWO - WITH SEA VIEW

16'7, measured into the bay, x 11'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BEDROOM THREE - WITH SEA VIEW

8'4 x 6'5 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

7'10 x 6'8 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 panelled bath with overhead shower unit. Radiator. Built in airing cupboard. The walls are part tiled to complement.

FRONT

A small brick wall runs along the front of the property with gated opening to the front entrance. The front garden is well established with feature borders.

UTILITY

8'11 x 6'1 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Plumbed for a washing machine and space for a tumble dryer.

REAR

Beautifully landscaped rear garden, designed for low maintenance, with a patio area and established feature borders. Fully fenced and enclosed, affording a good element of privacy. To the rear of the garden there is a personal door, which gives access to the garage.

GARAGE

17'3 x 9'11 approx. The garage has a window overlooking the rear garden, an up and over door for access and a personal door, leading back into the rear garden.

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: £135,000



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