



'WOW FACTOR' - AN EXCEPTIONAL 'THREE DOUBLE' BEDROOMED DETACHED PROPERTY, SET IN BEAUTIFULLY LANDSCAPED GARDENS WITH PRIVATE REAR GARDEN & DETACHED DOUBLE GARAGE. IMPRESSIVE OPEN PLAN ACCOMMODATION, STUNNING DECOR & HIGH QUALITY FITTINGS, DINING KITCHEN WITH CENTRAL ISLAND, LUXURIOUS BATHROOM... ENTRANCE

4'7 x 2'11 approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance porch. Continue through the internal door ahead and you will enter the lounge.

IMPRESSIVE OPEN PLAN LIVING

L-shaped, 25'5 x 19'1 approx. Fabulous ground floor accommodation, with full open aspect from the lounge to the dining kitchen.

LOUNGE

(25'5, including the lounge and the kitchen x 10'9, width of lounge, approx.) UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. The ceiling has individual spotlights. TV aerial point. Open aspect to the kitchen at the rear.

MODERN DINING KITCHEN

19'1 x 12'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear garden. A high quality modern kitchen, with a comprehensive range of top and base fitted units complemented by co-ordinating Granite work surfaces and a large central island, with breakfast bar. The kitchen is complete with integral appliances including a one and a half bowl stainless steel sink and drainer unit, an integral oven with warming draw, a built in microwave, an integral washing machine, a gas hob with overhead extractor hood and an integral fridge freezer. The splash back areas are beautifully tiled, with laminate floor to complement. Radiator. The ceiling has individual spotlights. Large dining area, with open access to the rear, leading through to the conservatory. The staircase to the first floor is located from here and there is an internal door which gives access to the second lounge/ground floor bedroom with ensuite WC.

CONSERVATORY

12'3 x 9'11 approx. UPVC double glazed conservatory with windows overlooking the rear garden and UPVC double glazed French doors leading out onto the patio area. The roof is fitted with 'A' glass to ensure the conservatory is not too hot in the summer, nor cold during the winter months. The floor is laminate, with underfloor heating.

SECOND LOUNGE/FOURTH BEDROOM

16'1 x 7'4 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

GROUND FLOOR WC

4' x 2'3 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern low flush WC with built in hand sink basin and mixer tap. The walls are beautifully tiled, with tiled floor to complement. The ceiling is panelled and has individual spotlights. Heated towel rail.

LANDING

9'1 x 4' approx. As you walk up the staircase to the first floor you will find yourself on the landing. Internal doors give access to the three double bedrooms and the luxurious modern bathroom. The loft is accessed from here. Built in storage cupboard. Airing cupboard, housing the gas central heating Worcester combi boiler and a radiator.

BEDROOM ONE

13'11 x 8' approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator.

BEDROOM TWO

11'3 x 8'1 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator.

BEDROOM THREE

10'9 x 10'8 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

7'9 x 7'10, extending to 13'9 into the bath area, approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a low flush WC, a vanity hand sink basin, a double shower cubicle and an inset Jacuzzi bath with tiled panel. The ceiling is panelled with individual spotlights. Contemporary wall radiator. Heated towel rail. Shaver point. The walls are beautifully tiled, with tiled floor to complement.

FRONT

Set in a large plot with beautifully landscaped front, side and rear gardens. Open aspect front garden with well kept laid to lawn area and established feature borders. Continue along the side of the property and you will approach the double garage at the rear.

DOUBLE GARAGE

Detached brick garage with two up and over doors and a side door for personal access.

REAR

Beautifully landscaped rear garden, fully fenced and enclosed, with external gate at the rear. Designed for low maintenance with artificial lawn, established raised feature borders, two paved patio areas and a large decking. Summer house.

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: £235,000



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