

**THE CRESCENT - WOODSIDE  
PARK - STALMINE - POULTON  
LE FYLDE - FY6 0QW**



**\*\* NO CHAIN \*\* IMPRESSIVELY SPACIOUS TWO DOUBLE BEDROOMED PARK HOME, WITH OPEN PLAN LIVING ACCOMODATION, GENEROUS LOUNGE & DINING ROOM, FITTED KITCHEN WITH INTEGRATED APPLIANCES, FITTED BATHROOM, FITTED WARDROBES TO BOTH BEDROOMS, GENEROUS PLOT, OFF ROAD PARKING...**

**ENTRANCE**

There are two UPVC double glazed exterior doors to either side of the property. One of the doors gives access into the inner hallway and there is a second UPVC double glazed exterior door giving access into the kitchen.

**KITCHEN**

10'3 x 9'5 (narrowing to 7'5 approx). UPVC exterior door giving access into the kitchen and a UPVC double glazed window overlooks the side elevation. Top and base fitted units, complemented by a co-ordinating worktop. Housed in here is a stainless steel sink and drainer unit with a mixer tap. Cooker point. Plumbed for an automatic washing machine. The walls are tiled to the splash back areas to complement. An internal door gives access into the dining area.

**DINING AREA**

10'1 x 7' approx. UPVC double glazed window overlooking the side of the property. Radiator.

**LOUNGE**

19'8 x 11'3 approx. Two double glazed bay windows overlooking the front of the property and another UPVC double glazed window overlooking the side of the property. On the main feature wall there is a modern fireplace. TV aerial point. Two radiators.

**AIRING CUPBOARD**

The airing cupboard is located in the dining room and houses the hot water cylinder.

**INNER HALLWAY**

UPVC double glazed door gives access into the inner hallway.

### **BEDROOM ONE**

10'6 (12'6 inside wardrobe doors) x 9'8 approx. UPVC double glazed window overlooking the rear of the property, with views over the countryside. TV Aerial point. Radiator. Sink basin in a drawer unit. Fitted wardrobes.

### **BEDROOM TWO**

8'3 x 8'1 approx. UPVC double glazed window overlooking the rear of the property. Fitted wardrobes. Radiator.

### **BATHROOM**

6'1 x 5'6 approx. UPVC double glazed window overlooking the side of the property. Low flush WC, pedestal sink basin and bath with an overhead shower unit. Radiator. The walls are partly tiled to complement.

### **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: £55,000**



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