



WELL PRESENTED ONE BEDROOMED PURPOSE BUILT FIRST FLOOR FLAT, WITH OWN PRIVATE ENTRANCE. HIGHLY DECEPTIVE WITH SPACIOUS LOUNGE, MODERN KITCHEN & BATHROOM, GOOD SIZED BEDROOM, SEPARATE WALK IN STORAGE/STUDY, LOFT SPACE, COMBI BOILER INSTALLED IN AUGUST 2019. **ENTRANCE PORCH**

4'10 x 4'0 approx. As you walk through the UPVC double glazed external door you will find yourself in the entrance porch. The meter cupboard houses the gas and electric meters.

LANDING

7'9 x 3'4, extending to 6'4 approx. Access to the loft is situated from here. Radiator. Two storage cupboards.

LOUNGE

13'6 x 9'8 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. TV aerial point. Radiator. Storage cupboard.

KITCHEN

9'5 x 7'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. The kitchen comprises of top and base fitted units, complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit. There is plumbing for a washing machine, space for a cooker and a fridge freezer. The walls are tiled to the splashback area to complement. The "Baxi" combi boiler is housed in the cupboard.

BEDROOM ONE

10'5 x 10'5, extending to 12'6 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

6'10 x 5'5 approx. A modern three piece suite comprising of a low flush WC, a pedestal sink and a bath, with overhead shower

unit. The walls are partly tiled to complement. Heated towel rail.

STUDY/STORAGE CUPBOARD

5'9 x 3'7 approx. UPVC double glazed window to the front elevation, overlooking the front of the property.

FRONT

Well kept communal gardens, with surrounding laid to lawn areas and feature borders.

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: £60,000



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