



OUTSTANDING THREE DOUBLE BEDROOMED SEMI-DETACHED PROPERTY, IN A SOUGHT AFTER RESIDENTIAL LOCATION. EXTENSIVE LIVING ACCOMMODATION, WITH IMPRESSIVE OPEN PLAN FAMILY DINING KITCHEN, SPACIOUS LOUNGE, PLAY ROOM/OFFICE, DOWNSTAIRS WC, UTILITY ROOM, MODERN BATHROOM, GENEROUS 'WEST FACING' REAR GARDEN... **ENTRANCE HALLWAY**

7'2 x 6'10 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, overlooking the front of the property. Radiator. The floor is tiled. The staircase to the first floor leads off from your right. Access to the understairs storage cupboard, housing the gas and electric meters. Internal doors give access to the lounge on your left and the play room/office straight ahead.

LOUNGE

12'8 x 10'8 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is an attractive modern fireplace, housing an electric fire. TV aerial point. Radiator. Decorative coving.

SECOND RECEPTION/PLAYROOM

9'7 x 8'11 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Radiator. An internal door gives access to the kitchen.

FAMILY DINING KITCHEN

Fabulous open plan living accommodation, 20' x 17' approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the property, with central French doors giving access to the rear garden. A high quality modern kitchen with a comprehensive range of top and base fitted units complemented by a co-ordinating work surface, incorporating a central island with breakfast bar seating. Integrated appliances include a Neff integral double oven, a Neff four ring Induction hob with overhead stainless steel extractor hood, a built in fridge freezer, a built in Neff microwave, a dishwasher and a one and a half bowl stainless steel sink and drainer unit. Three radiators. TV aerial point. The ceiling has individual spotlights. An internal door gives access to the utility room.

UTILITY ROOM

17'3 x 7'7, narrowing to 3'9 approx. UPVC double glazed window to the rear elevation, with 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. Plumbed for a washing machine and space for a tumble dryer. Radiator. The ceiling has individual spotlights. An internal door gives access to the ground floor WC. UPVC double glazed exterior door to the front elevation, giving access to the front of the property.

GROUND FLOOR WC

4'4 x 3'5 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Modern suite comprising of a low flush WC and a vanity unit, housing a hand sink basin with a mixer tap and tiled splash back. Heated towel rail.

LANDING

12'10 x 8'8, narrowing to 3'10 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Internal doors give access to all three bedrooms and the modern bathroom. The loft is accessed from here and conceals the gas central heating Worcester combi boiler. The boiler is four years old and comes with a ten year guarantee.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

10'2 x 6'9, extending to 9'9 approx. UPVC double glazed windows to the rear and side elevations, overlooking the rear and side of the property. TV aerial point. Radiator.

BATHROOM

5'8 x 5'4 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 unit housing a hand sink basin with a mixer tap and a panelled bath. The walls are beautifully tiled, with tiled floor to complement. Heated towel rail. The ceiling has individual spotlights.

FRONT

The front of the property is designed for ample off road parking. Low maintenance front garden with established borders.

REAR

A generous and beautifully landscaped rear garden with laid to lawn area in the centre, Indian paved patio, with path leading to a raised hardstanding patio area at the rear, with garden shed which has power sockets and a light. Fully fenced and enclosed, affording a good element of privacy. Sunny west facing aspect.

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: £199,950



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