



IMMACULATE FOUR BEDROOMED DETACHED MODERN PROPERTY, PART OF A SOUGHT AFTER DEVELOPMENT, KNOWN AS 'STANAH'. SET IN A GOOD SIZED PLOT WITH GENEROUS SOUTH FACING REAR GARDEN, TWO SPACIOUS RECEPTION ROOMS, BREAKFAST KITCHEN, GROUND FLOOR WC, MODERN BATHROOM & ENSUITE SHOWER ROOM, INTEGRAL GARAGE... **ENTRANCE HALLWAY**

16'7 x 5'9 approx. As you walk through the exterior front door you will find yourself in the entrance hallway. The staircase to the first floor is located straight ahead, with access to the understairs storage cupboard. Radiator. Internal doors give access to the lounge, the dining room, the breakfast kitchen and the ground floor WC.

LOUNGE

15'6 x 10'10 approx. UPVC double glazed bay 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 (with gas point/flue, if gas fire preferred). TV aerial point. Decorative coving. Radiator. Telephone point. Double doors to the rear elevation, giving access to the dining room.

DINING ROOM

10'4 x 9'6 approx. UPVC double glazed sliding patio doors to the rear elevation, giving access to the rear garden. Radiator. Decorative coving.

BREAKFAST KITCHEN

12'2 x 9'8 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property and an 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 stainless steel sink and drainer unit, an integrated electric oven and an integral gas hob with overhead extractor hood. Fitted breakfast bar. Plumbed for a washing machine. Space for a tall fridge freezer. Radiator. The walls are tiled to the splash back areas to complement. The gas central heating boiler is housed in here.

GROUND FLOOR WC

4'10 x 3'3 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern low flush WC and a hand sink basin, with tiled splash back. Tiled floor. Radiator. Extractor.

LANDING

12'9 x 4'11 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Internal doors give access to all four bedrooms and the family bathroom. Radiator. Access to the airing cupboard.

BEDROOM ONE

14' x 10'5 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. TV aerial point. Internal door giving access to the ensuite shower room.

BEDROOM ONE ENSUITE

L-shaped, into the shower cubicle, 6'6 x 6'4 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Modern suite comprising of a low flush WC, a pedestal hand sink basin and an enclosed shower cubicle. The lower walls and splash back areas are tiled and the floor is tiled to complement. Shaver point. Radiator.

BEDROOM TWO

12'5 x 9' approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BEDROOM THREE

9'7 x 8'7 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator.

BEDROOM FOUR

9'2 x 7'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. The loft is accessed from here.

FAMILY BATHROOM

7'1 x 5'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern suite comprising of a low flush WC, a pedestal hand wash basin and a panelled bath with shower attachment. The lower walls are tiled, with tiled floor to complement. Radiator.

FRONT

The front garden is beautifully landscaped and well kept with laid to lawn area and established feature borders. Double driveway for ample parking, leading to the integral garage. Side gate giving access to the rear garden.

GARAGE

Integral garage with up and over door to the front elevation.

REAR - SOUTH FACING ASPECT

A generous rear garden, fully fenced and enclosed, affording a good element of privacy. Beautifully landscaped with circular feature laid to lawn area to the centre, established surrounding borders and a raised decking providing a good area to entertain.

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: £220,000



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