



PRESTIGIOUS FOUR BEDROOMED DETACHED FAMILY HOME, IN A MOST DESIRED RESIDENTIAL LOCATION - KNOWN AS 'LITTLE THORNTON'. BOASTING EXTENSIVE & SPACIOUS OPEN LIVING ACCOMMODATION, WITH LOUNGE, DINING ROOM, IMPRESSIVE FAMILY ROOM & MODERN BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES, SOUTH FACING REAR... **ENTRANCE/HALLWAY**

7'8 x 2'9 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance hallway. Radiator. The ceiling has decorative coving. Alarm. The first door on your left gives access to the lounge.

LOUNGE

15'8 x 10'7 approx. UPVC double glazed window overlooking the front of the property. Radiator. On the main wall there is a feature fireplace, with a marble top, housing a log effect gas fire. TV Aerial point. Telephone. The ceiling has decorative coving. Open aspect into the dining room.

DINING ROOM

12'2 x 10'8 approx. Open aspect to the rear of the room, leading through to the family room/extension. Two contemporary radiators. The ceiling has decorative coving.

FAMILY ROOM

21'6 x 11'2 approx. UPVC double glazed windows to the rear and side of the property, with UPVC double glazed French doors giving access to the rear garden. Three velux windows, with spotlights, make this area light and airy. TV Aerial point. Two Radiators. Open aspect to the breakfast kitchen.

KITCHEN

11'10 x 9'8 approx. A comprehensive range of modern top and base fitted units, complemented by a quartz worktop and incorporating a fitted breakfast bar. There is a good range of integral appliances including an inset sink with grooved drainer with a boiling water tap, an induction hob with overhead feature extractor hood, a built in oven, a steam oven and a warming drawer, a built in microwave and an integrated dishwasher. Space for a tall fridge freezer. Contemporary radiator and the ceiling has spotlights and decorative coving. Open access to the inner hallway.

INNER HALLWAY

5'6 x 3'2 approx. Built in understairs storage. The ceiling has decorative coving. Internal doors give access to the ground floor WC and the integral garage.

DOWNSTAIRS WC

5'2 x 3'2 approx. UPVC double glazed window to the side of the property. Modern suite comprising of a low flush WC and a hand sink basin. Heated towel radiator. The walls are tiled to the splash back areas and the floor is tiled to complement. The ceiling has decorative coving.

INTEGRAL GARAGE

16'5 x 7'9 approx. Up and over electric roller door. Power and light. The alpha boiler is housed in here. Plumbed for an automatic washing machine and there is a vent to the outside for the tumble dryer.

LANDING

7'1 x 5'5 approx. Storage cupboard with a radiator. The ceiling has decorative coving. Access to the loft, via a pull down loft ladder (which is 22'5 x 8'1 to the base of the rafters). The Loft is fully boarded with electric lighting. Internal doors give access to all four bedrooms and the family bathroom.

BEDROOM ONE

15'9 x 10'7 approx. UPVC double glazed window overlooking the front of the property. Radiator. Modern fitted wardrobes, with a dressing table area. The ceiling has decorative coving. TV aerial point.

BEDROOM TWO

11'8 x 8'3 approx. UPVC double glazed window overlooking the front of the property. Radiator. Modern wardrobes. The ceiling has decorative coving. TV aerial point.

BEDROOM THREE

10'9 x 10'8 approx. approx. UPVC double glazed window overlooking the rear of the property. Radiator. Modern wardrobes with a dressing table area. The ceiling has decorative coving. TV aerial point.

BEDROOM FOUR

11'2 X 6'4 approx. UPVC double glazed window overlooking the rear of the property. Radiator. The ceiling has decorative coving.

'L' SHAPED BATHROOM

8'3 x 7'3 approx. UPVC double glazed window overlooking the side of the property. Radiator. Modern suite comprising of a low flush WC, a vanity sink unit, a bath and a large walk in shower cubicle. The ceiling is panelled, with spotlights and the walls and floor are beautifully tiled to complement. Heated towel radiator.

FRONT

Open frontage, with laid to lawn area and an impressed concrete driveway, providing off road parking.

REAR

Beautifully landscaped rear garden, fully fenced and enclosed, with sunny south facing aspect.

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: £255,000



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