



IMMACULATE THREE BEDROOMED SEMI-DETACHED PROPERTY, CLOSE TO THE CENTRE OF BISPHAM VILLAGE & MANY AMENITIES. A BEAUTIFUL FAMILY HOME WITH MODERN DECOR, SPACIOUS LOUNGE, DINING ROOM WITH OPEN ASPECT TO THE MODERN KITCHEN, MODERN FAMILY BATHROOM, ATTRACTIVE REAR GARDEN, OFF ROAD PARKING TO THE FRONT.. **ENTRANCE HALLWAY**

4'3 x 4'2 approx. As you walk through the UPVC double glazed exterior front door you will enter the entrance hallway. Meter cupboard, housing the gas and electric meters. Radiator. The staircase to the first floor is located straight ahead and the internal door to your right gives access to the lounge.

#### **LOUNGE**

13'11 x 12'1 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is an attractive decorative fireplace. Radiator. TV aerial point. Access to the understairs storage cupboard, housing the gas central heating Baxi combi boiler. The boiler was fitted on 04/10/2017 and came with a 7 year warranty. Double doors to the rear elevation, giving access to the dining room.

#### **DINING ROOM**

10'5 x 8'10 approx. UPVC double glazed sliding patio doors to the rear elevation, giving access to the rear garden. Open access to the kitchen.

#### **KITCHEN**

9'5, extending to 19'8 x 5'3 approx. UPVC double glazed windows to the side and rear elevations, overlooking the side and rear of the property. A good range of top and base fitted units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit, a built in oven and a four ring gas hob. Plumbed for a washing machine and a tumble dryer. The ceiling has individual spotlights. Radiator. The walls are tiled to the splash back areas.

#### **LANDING**

7'4 x 5'9 approx. As you walk up the staircase to the first floor you will find yourself on the landing. UPVC double glazed window to the side elevation. Loft access. Internal doors give access to all three bedrooms and the family bathroom.

### **BEDROOM ONE**

14'6 x 7'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. TV aerial point.

### **BEDROOM TWO**

8'10 x 8' approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. TV aerial point.

### **BEDROOM THREE**

8'2 x 7' approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. TV aerial point.

### **BATHROOM**

6'10 x 5'9 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a low flush WC, a pedestal hand wash basin and a panelled bath with overhead shower attachment. The walls are fully tiled, with tiled floor to complement. The ceiling is panelled with individual spotlights. Heated towel rail.

### **FRONT**

A small brick wall runs along the front of the property with opening to the driveway. The front is designed to provide ample off road parking. Side gate giving access to the rear garden.

### **REAR**

Beautifully landscaped rear garden, fully fenced and enclosed and majority decked, with timber decking. Garden shed.

### **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: £135,000



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**Freephone: 01253 822000**