



OUTSTANDING FOUR DOUBLE BEDROOMED DETACHED PROPERTY, SET IN A DESIRABLE RESIDENTIAL LOCATION - IN 'LITTLE THORNTON'. IMPRESSIVE MODERN DINING KITCHEN WITH CENTRAL ISLAND, INTEGRATED APPLIANCES & OPEN ASPECT TO THE FAMILY/DINING ROOM, BEAUTIFULLY LANDSCAPED PRIVATE 'WEST FACING' REAR GARDEN... **ENTRANCE HALLWAY**

25'1 x 5'4 approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance hallway. The staircase to the first floor is located straight ahead. Radiator.

LOUNGE

22'5 x 11'11 approx. UPVC double glazed windows to the rear elevation, with central French doors giving access to the rear garden. Two radiators. TV aerial point. The ceiling has decorative coving.

BREAKFAST KITCHEN

20'10 (extending to 32' into the dining/family room) x 11'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. A good range of high quality top and base fitted units, complemented by a co-ordinating work surface and incorporating a large central island and breakfast bar to seat four persons. Integrated appliances include a built in double oven, a five ring gas hob with overhead stainless steel extractor hood, a one and a half bowl sink and drainer unit and an integrated dishwasher. TV aerial point. The floor is tiled. Space for a fridge freezer. Fabulous open plan aspect to the family dining room at the rear.

FAMILY DINING ROOM

11'11 (extending to 23') x 11'2 approx. UPVC double glazed windows to the rear elevation, with central French doors giving access to the rear garden. Two radiators. TV aerial point.

UTILITY ROOM

10' x 5'4 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Top and base fitted units, with co-ordinating work surface housing a stainless steel sink and drainer unit, with plumbing beneath for a washing machine and space for a tumble dryer. The walls are tiled to the splash back area. Radiator. An internal door gives access to

the integral garage.

OFFICE/SNUG

11'11 x 9'10 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. The ceiling has decorative coving. TV aerial point.

WC

7'6 x 5'3 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern two piece suite comprising of a low flush WC and a vanity hand sink basin. Radiator. Heated towel rail. The walls are fully tiled, with tiled floor to complement.

LANDING

21'10, narrowing to 18' x 5'5 approx. As you walk up the staircase to the first floor you will find yourself on the landing. A spacious, light and airy landing with UPVC double glazed window to the rear elevation and internal doors giving access to all four bedrooms and the large family bathroom. Radiator. The loft is accessed from here and is boarded with a velux window to the rear elevation.

BEDROOM ONE

21'10 x 11'10 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern fitted wardrobes, with sliding doors and overhead cupboards. Radiator. TV aerial point. Internal door giving access to the ensuite shower room.

ENSUITE SHOWER ROOM

L-shaped, 7'1 x 5'8 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern suite comprising of a low flush WC, a vanity hand sink basin and a step in shower cubicle. Heated towel rail. The walls are fully tiled, with tiled floor to complement.

BEDROOM TWO

14'10 x 9'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. TV aerial point. Fitted wardrobes.

BEDROOM THREE

12'11 to wardrobe doors x 9'10 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. Decorative coving. A full bank of fitted wardrobes to one wall.

BEDROOM FOUR

11'10 x 9'4 to wardrobe doors, approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. Decorative coving. A full bank of fitted wardrobes to one wall.

FAMILY BATHROOM

11'8 x 10'3 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a pedestal hand wash basin, a low flush WC, a panelled corner bath and a walk in double shower cubicle. The ceiling has individual spotlights. Heated towel rail. The walls are part tiled and panelled.

FRONT

A small brick wall runs along the front of the property with two openings to the 'in and out' driveway. Recently landscaped for low maintenance and block paved to provide ample off road parking. Gated access to the side of the property, giving access to the rear garden.

GARAGE

17'4 x 10'2 approx. Up and over electric door to the front elevation and a UPVC double glazed window to the side elevation. The gas central heating 'Main' combi boiler is housed in here.

REAR

The rear garden is beautifully landscaped, with mature borders providing a good element of privacy. Sunny west facing aspect. There is a laid to lawn area, established well stocked feature borders and a large paved patio area.

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: £350,000



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