



'SHOW HOME STYLE' TWO DOUBLE BEDROOMED SEMI-DETACHED PROPERTY, IN A SOUGHT AFTER & HIGHLY CONVENIENT RESIDENTIAL LOCATION. BEAUTIFULLY PRESENTED WITH SPACIOUS OPEN PLAN LIVING ACCOMMODATION, ATTRACTIVE MODERN KITCHEN, TWO RECEPTION ROOMS, MODERN BATHROOM, LOW MAINTENANCE 'WEST FACING' REAR GARDEN... **ENTRANCE PORCH**

5'7 x 3'4 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance porch. UPVC double glazed windows to the front and side elevations, overlooking the front of the property. An internal door ahead leads into the entrance hallway.

HALLWAY

3'11 x 3'11 approx. The staircase to the first floor is located straight ahead and an internal glazed door to your left leads through into the lounge. Radiator.

LOUNGE

13'4 x 13'2 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. Radiator. The ceiling has decorative coving. TV aerial. Open aspect to the rear of the lounge, leading through into the dining room.

DINING ROOM

11'11 x 9'11 approx. UPVC double glazed French doors to the rear elevation, overlooking the rear of the property and leading out onto the rear garden. Two radiators. The ceiling has decorative coving. Open aspect to your right, leading through to the kitchen.

MODERN KITCHEN

16'4 x 6'4 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. A comprehensive range of modern fitted top and base units, complemented by a co-ordinating worksurface, housing a sink and drainer unit with a mixer tap, an integrated electric oven and grill and a four ring electric hob with overhead extractor hood. Plumbed for a washing machine and space for a tall fridge freezer. Access to a large understairs storage cupboard. The ceiling has individual spot lighting. Radiator. UPVC double glazed exterior door to the side elevation, giving access out onto the side of

the property.

LANDING

6'8 x 2'10 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Internal doors lead into the two double bedrooms and the family bathroom.

BEDROOM ONE

16'4, narrowing to 13'3 x 13'1 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. UPVC double glazed round feature window to the front elevation, overlooking the front of the property. Two radiators. TV aerial point.

BEDROOM TWO

11'9 x 9'3 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. The loft is accessed from here, via a pull down loft ladder and is well insulated and part boarded.

BATHROOM

8'1 x 7'1 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern bathroom suite, comprising of a low flush WC, a vanity hand wash basin and a panelled bath with overhead shower and screen. The walls are beautifully tiled to the splash back areas and the ceiling has individual spot lighting. Heated radiator.

FRONT

A small brick wall runs along the front of the property with opening to the driveway and a personal gate giving access to the front entrance. The front garden has been landscaped for low maintenance and is designed to provide ample off road parking. A wooden side gate gives access to the rear garden.

REAR

The rear garden is fenced, private and enclosed with sunny west facing aspect. Designed for low maintenance with a patio area, artificial laid to lawn area and established surrounding raised borders.

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: £125,000



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