



WELL PRESENTED THREE BEDROOMED DETACHED MODERN PROPERTY, IN A POPULAR MODERN DEVELOPMENT - CLOSE TO THE SEA FRONT. DECEPTIVELY SPACIOUS WITH EXTENSIVE LIVING ACCOMMODATION, MODERN DECOR, STUNNING KITCHEN WITH INTEGRATED APPLIANCES, LOUNGE, DINING ROOM & CONSERVATORY/FAMILY ROOM, MODERN ENSUITE... **ENTRANCE/HALLWAY**

As you walk through the UPVC double glazed exterior door you will enter the hallway. Radiator. The ceiling has decorative coving. The staircase to the first floor is straight ahead. First door on your left takes you into the downstairs WC.

DOWNSTAIRS W.C.

Window with obscure glass, overlooking the front of the property. Radiator. Two piece suite comprising of a low flush WC and a pedestal hand sink basin.

LOUNGE

15'5 x 12'10 approx. Window to the front elevation, overlooking the front of the property. Radiator. TV aerial. Walk in cupboard with shelving, ideal for storage. Archway, into dining area.

DINING ROOM

12'7 x 8'1 approx. UPVC double glazed French doors, giving access to the rear garden. Radiator. The ceiling has decorative coving.

KITCHEN

12'9 x 8' approx. Window to the rear elevation, overlooking the rear garden. Radiator. Modern top and base fitted units complemented by a co-ordinating work surface, with under unit lighting. Housing an inset sink with grooved drainer, a four ring Induction hob with overhead extractor hood and an integral oven and microwave. Further integral appliances include a fridge freezer, a washing machine and a dishwasher. Open plan aspect to the conservatory.

CONSERVATORY

12'4 x 11'2 approx. UPVC double glazed windows, with French doors giving access to the rear garden. An integral door gives access to the garage. TV aerial point. Radiator.

LANDING

At the top of the stairs there is a window overlooking the side of the property. The ceiling has coving. Access to the loft.

BEDROOM ONE

L-shaped, 13'6 x 13' approx. Window overlooking the front of the property. Radiator. Airing cupboard, housing the hot water cylinder. Access to the ensuite shower room.

ENSUITE

7'3 x 3'2 approx. Fully tiled walk in shower cubicle and a sink in vanity unit. Heated towel rail.

BEDROOM TWO

12'4 x 9'2 approx. Window overlooking the rear of the property. Radiator.

BEDROOM THREE

10' x 7' approx. Window overlooking the rear of the property. Radiator.

FAMILY BATHROOM

6'6 x 5'7 approx. Window overlooking the side of the property. Heated towel rail. Modern suite comprising of a low flush WC, a hand sink basin and a Jacuzzi bath, with a mixer tap and shower attachment, with an overhead shower unit and shower screen door.

FRONT

The front garden has open plan aspect, with laid to lawn area and a tarmac driveway for off road parking.

REAR

Good sized and landscaped rear garden, with sunny south facing aspect. Designed for relatively low maintenance with artificial lawn and paved patio area.

INTEGRAL GARAGE

Larger than the average garage, measuring 16'5 x 12'3 approx. Electric up and over, remote controlled, door. Power and light.

FLOOR PLAN

TENURE

We believe the Property to be freehold, 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 seller's instructions.

PROPERTY MISDESCRIPTIONS ACT

Under the Property Misdescriptions 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.

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: £190,000



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