



HIGHLY DECEPTIVE TWO BEDROOMED SEMI-DETACHED TRUE BUNGALOW, IN A SOUGHT AFTER & HIGHLY CONVENIENT RESIDENTIAL LOCATION, KNOWN AS 'POETS CORNER'. BOASTING TWO DOUBLE BEDROOMS & TWO SPACIOUS RECEPTION ROOMS, FITTED KITCHEN & BATHROOM, LANDSCAPED REAR GARDEN & GARAGE. SOME MODERNISATION REQUIRED... **ENTRANCE**

As you walk through the UPVC double glazed exterior front door you will enter the entrance porch. Continue through the internal door ahead to enter the lounge.

LOUNGE

15'3 x 12' approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main wall there is a feature fireplace, housing a gas fire. Radiator. Decorative coving. TV aerial point. An internal door to the rear of the room gives access to the inner hallway.

INNER HALLWAY

L-shaped, 6'5 x 5'2 approx. As you enter the inner hallway, from the lounge, you will find the kitchen on your right. Internal doors give access to the two bedrooms and the bathroom. Built in storage cupboard, also concealing the gas central heating Glowworm boiler. Loft access.

KITCHEN

10'3 x 8'3 approx. UPVC double glazed window to the side elevation and a UPVC double glazed exterior door giving access to the side of the property/driveway. Top and base fitted units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit, a four ring gas hob with overhead extractor hood and an integrated oven. Space for an under counter fridge and plumbed for a washing machine. Radiator. Open doorway, giving access to the dining room.

DINING ROOM

12'3 x 9'10 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BEDROOM ONE

13' x 9'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Fitted wardrobes to one wall, with complementing dressing table and bedside cabinets. Radiator. Decorative coving.

BEDROOM TWO

10'9 x 9'4 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Fitted wardrobes, with overhead storage cupboards. Radiator. TV aerial point.

BATHROOM

6'6 x 5'4 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 pedestal hand wash basin and a panelled bath with overhead shower unit and bi-folding shower screen. The walls are panelled, with panelled ceiling to complement. Heated towel rail.

FRONT

A small brick wall runs along the front of the property, with opening to the driveway. Landscaped front garden. The driveway leads to the garage at the rear of the property.

GARAGE

The garage has an up and over door to the front elevation and a side door for personal access.

REAR

The rear garden is fenced and private, with laid to lawn area, part-enclosed decked area, a paved patio area, established borders and a raised feature fish pond.

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: £120,000



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