



* NO CHAIN * ATTRACTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY, IN A SOUGHT AFTER & HIGHLY CONVENIENT RESIDENTIAL LOCATION, WITHIN WALKING DISTANCE TO POULTON TOWN CENTRE. BOASTING TWO GENEROUS RECEPTION ROOMS, MODERN BREAKFAST KITCHEN, GROUND FLOOR WC, MODERN FAMILY BATHROOM, LARGE REAR GARDEN... **ENTRANCE PORCH**

5'11 x 3' approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance porch. UPVC double glazed window. Meter cupboard.

HALLWAY

10', extending to 12'5 x 5'11 approx. UPVC double glazed window to the side elevation. Radiator. The staircase to the first floor is located straight ahead.

LOUNGE

12'6 x 12'3 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. On the main feature wall there is an electric fireplace. Radiator. Decorative coving.

SECOND RECEPTION ROOM

13'1 x 11'2 approx. UPVC double glazed patio doors to the rear elevation, overlooking the rear garden. On the main wall there is a feature fireplace, housing a gas fire. TV aerial point. Radiator. Decorative coving.

KITCHEN

16'5 x 6'11, extending to 8'7 approx. UPVC double glazed windows to the side and rear elevations, overlooking the side and rear of the property. A good range of modern fitted top and base units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit, a four ring gas hob with stainless steel extractor hood and an integral oven. Integrated freezer. Plumbed for a washing machine. Radiator. The walls are tiled to the splash back areas. The gas central heating Vaillant combi boiler is housed in here. UPVC double glazed door to the rear elevation, giving access to the rear garden.

GROUND FLOOR WC

3'9 x 2, extending to 3'6 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Hand sink basin, with tiled splash back and a low flush WC.

LANDING

10'7 x 4'10, extending to 8' 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, overlooking the side of the property. The loft is accessed from here. Built in storage cupboard. Internal doors give access to all three bedrooms and the family bathroom.

BEDROOM ONE

13'1 x 10'5 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Bank of modern fitted wardrobes to one wall and a built in wardrobe. Radiator. Decorative covings.

BEDROOM TWO

12'4 x 9'1, to wardrobe doors, approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Built in wardrobes with sliding doors. Radiator. The ceiling has individual spotlights and decorative covings. TV aerial point.

BEDROOM THREE

8'6 x 4'3, extending to 7'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. The ceiling has decorative covings.

BATHROOM

7'11 x 5'4 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern bathroom suite comprising of a low flush WC, a pedestal hand wash basin and a bath with overhead shower attachment. The walls are fully tiled to complement. Radiator.

FRONT

A small brick wall runs along the front of the property, with opening to the driveway. There is ample off road parking with a long driveway which runs along the side of the property, to the detached garage at the rear and the front garden is designed for low maintenance. Double power socket.

GARAGE

Detached garage with up and over door to the front elevation. Power and light.

REAR

A large rear garden, designed for easy maintenance, with a raised and enclosed decking and a generous paved area.

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: £205,000



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