



HIGHLY DECEPTIVE THREE BEDROOMED MID-TERRACED PROPERTY, IN A POPULAR & HIGHLY CONVENIENT RESIDENTIAL LOCATION. OFFERED WITH NO ONWARD CHAIN. TWO GENEROUS RECEPTION ROOMS, MODERN KITCHEN WITH INTEGRATED APPLIANCES, MODERN FAMILY BATHROOM, GOOD SIZED BEDROOMS, LOW MAINTENANCE ENCLOSED REAR YARD... **ENTRANCE PORCH**

As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance vestibule. The floor is tiled. Meter cupboard. Decorative coving.

ENTRANCE HALLWAY

10'6 x 3'2 approx. The staircase to the first floor is located straight ahead. Decorative coving. Radiator.

LOUNGE

13'4 x 10'6 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. On the main feature wall there is a fireplace, housing an electric fire. TV aerial point. Decorative coving. Radiator.

DINING ROOM

13'9 x 10'9 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. On the main feature wall there is a decorative fireplace. Radiator. Access to the kitchen.

KITCHEN

12'8, extending to 15'11 x 9'1 approx. UPVC double glazed windows to the side and rear elevations. UPVC double glazed exterior door to the side elevation, giving access to the rear yard. Modern top and base fitted units complemented by a coordinating work surface, housing a stainless steel sink and drainer unit, a built in oven and grill and a four ring gas hob with overhead stainless steel extractor hood. Built in fridge and freezer. Plumbed for a washing machine. Access to the understairs storage cupboard, housing the electric consumer unit. The ceiling has individual spotlights. The walls are tiled to the splash back areas and the floor is tiled to complement.

SPLIT LANDING

13'9, extending to 20' x 5'5 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Internal doors give access to all three bedrooms and the family bathroom.

BEDROOM ONE

14'2 x 10'10 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. Decorative coving.

BEDROOM TWO

13'9 x 8'5 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. TV aerial point. Decorative fireplace.

BEDROOM THREE

9'1 x 6'7 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. Decorative coving.

BATHROOM

5'8 x 5'8 approx. UPVC double glazed window to the side elevation. Heated towel rail. The ceiling has individual spotlights. Modern suite comprising of a low flush WC, a pedestal hand wash basin and a bath with overhead electric shower unit.

FRONT

A small brick wall runs along the front of the property, with gated opening to the entrance. The front garden is designed for low maintenance and majority paved.

REAR

Walled and enclosed rear yard, with a good element of privacy. Designed for low maintenance. External gate at the rear.

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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Freephone: 01253 822000