



THE WOW FACTOR !!! OUTSTANDING TRADITIONAL BAY FRONTED MID TERRACED PROPERTY, WALKING DISTANCE TO BLACKPOOL PROMENADE AND TOWN CENTRE. VIEW OF BLACKPOOL TOWER FROM FRONT BEDROOM WINDOW. READY TO WALK INTO WITH A MODERN KITCHEN AND FEATURE FOUR PIECE BATHROOM. TWO DOUBLE BEDS WITH FITTED WARDROBES... **ENTRANCE VESTIBULE** 6'5 x 3'1 approx. As you walk through a UPVC double glazed exterior door you will find yourself in the front vestibule. The ceiling has decorative coving.

#### **HALLWAY**

8'2 x 3'1 approx. The ceiling has decorative coving. Radiator. The staircase is housed in here.

#### **FRONT LOUNGE**

14'6 (into bay) x 10'7 approx. UPVC double glazed bay window to the front of the property. Radiator. On the main wall there is a feature fireplace housing an electric fire. Meter cupboard. The ceiling has decorative coving.

#### **SECOND LOUNGE**

13'7 x 11'1 approx. UPVC double glazed window to the rear of the property. Radiator. On the main wall there is a feature fireplace housing an electric fire. Access to under stair storage.

#### **KITCHEN**

8'3 x 7'11 approx. UPVC double glazed window to the side of the property. Walnut style top and base units, complemented by a co-ordinated worktop. Housed in here is a stainless steel one and a half bowl sink drainer unit, with a mixer tap. Free standing electric oven with with an overhead stainless steel extractor hood. Space for a dishwasher and fridge freezer. The Glow worm combi boiler is housed in here. The walls are tiled to the splash back areas and the floor is tiled to complement.

#### **SUN LOUNGE/UTILITY**

9'3 x 8'2 approx. UPVC double glazed window to the side and rear of the property, with a UPVC double glazed exterior door

giving access to the outside. Worktop and plumbed for an automatic washing machine and vented for a tumbler drier. Radiator. The floor is tiled to complement.

#### **SPLIT LANDING**

13'5 (extending to 15'7) x 5'1 approx. Access to the loft. The loft is boarded and has a light and has a slingsby style ladder.

#### **BEDROOM ONE**

12'5 x 12'1 approx. (to wardrobe doors). UPVC double glazed window overlooking the front of the property. Radiator. TV Aerial point. Fitted wardrobes.

#### **BEDROOM TWO**

13'8 x 7'5 (extending 8'9) approx. (to wardrobe doors). UPVC double glazed window overlooking the rear of the property. Radiator. Fitted wardrobes.

#### **BATHROOM**

8'5 x 6'4 (extending to 7'10) approx. UPVC double glazed window overlooking the rear of the property. Radiator. Modern four piece suite, comprising of a low flush WC and vanity unit housing a hand wash sink basin. Walk in double shower cubicle and roll top bath. The walls are tiled to complement and the ceiling is laminated with spotlights.

#### **FRONT**

Resident permit parking available to the street.

#### **REAR**

Private landscaped rear, with a feature raised decking and gravelled areas.

#### **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: £95,000



79 Victoria Road East, Thornton, Cleveleys, Lancashire, FY5 5BU

**Freephone: 01253 822000**