



* NO CHAIN * DECEPTIVELY SPACIOUS TWO BEDROOMED SEMI-DETACHED BUNGALOW, SET IN A DESIRABLE RESIDENTIAL LOCATION - IN THE 'LITTLE THORNTON AREA'. A GOOD SIZED CORNER PLOT WITH PRIVATE SOUTH FACING REAR GARDEN, DRIVEWAY & GARAGE, SPACIOUS LOUNGE & FITTED KITCHEN, MODERN BATHROOM, TWO DOUBLE BEDROOMS.. **ENTRANCE HALLWAY**

'L' shaped, 3'3, extending to 11'3 x 9'6 approx. As you walk through the UPVC double glazed exterior door, with a feature window, you will enter the entrance hallway. The consumer unit is housed in here. Radiator. Internal doors give access to the lounge, the two bedrooms, the bathroom and the kitchen.

LOUNGE

13'10 x 12'4 approx. UPVC double glazed window overlooking the front of the property. On the main wall there is a feature fireplace, housing a gas fire. Radiator. TV aerial point. The ceiling has decorative coving.

KITCHEN

9'6 x 8'6 approx. UPVC double glazed windows overlooking the side and rear of the property. Fitted top and base units, complemented by a co-ordinating work surface, housing a stainless steel single sink and drainer unit with a mixer tap and a freestanding oven and grill, with four ring hob and an overhead extractor fan. Plumbed for an automatic washing machine. The Potterton gas central heating combi boiler is housed in here. The walls are tiled to the splash back areas and the floor is tiled to complement. Exterior door to the rear elevation, giving access to the rear of the property.

BEDROOM ONE

13' x 12'5 approx. UPVC double glazed windows overlooking the rear of the property. Radiator. TV aerial point.

BEDROOM TWO

9'7 x 8'11 approx. UPVC double glazed windows overlooking the front of the property. Radiator.

BATHROOM

7'6 x 5'5 approx. UPVC double glazed window overlooking the side of the property. Modern three piece suite, comprising of a low flush WC, a pedestal sink basin and a bath with an overhead shower unit and fitted shower screen. Heated towel rail. The walls are tiled to complement and the ceiling has spotlights.

FRONT & SIDE

A small brick wall runs along the front and side of the property, with personal opening to the front and opening to the driveway. Landscaped gardens with established feature borders. Block paved pathway leading to the front entrance.

DRIVEWAY

Block paved driveway, leading to the detached garage.

GARAGE

Detached concrete sectional garage, with an up and over door and a side personal door. Power and light.

REAR

The low maintenance rear garden is fully fenced and enclosed, affording a good element of privacy, with Sunny south facing aspect.

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 Consumer Protection from Unfair Trading Regulations 2014, 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: £150,000



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