



IMMACULATE FOUR BEDROOMED DETACHED MODERN PROPERTY, IN THE POPULAR MODERN DEVELOPMENT, KNOWN AS 'THORNTON FIELDS'. THIS STUNNING HOME IS BEAUTIFULLY MAINTAINED WITH GENEROUS WEST FACING REAR GARDEN, IMPRESSIVE FAMILY DINING KITCHEN WITH CENTRAL ISLAND & INTEGRATED APPLIANCES, INTEGRAL GARAGE... **ENTRANCE**

3'6 x 3'2 approx. As you walk through a UPVC double glazed exterior front door you will find yourself in the front entrance. Radiator. Door giving access to the lounge.

#### **LOUNGE**

13'1, extending to x 14'10 x 12'4 approx. UPVC double glazed window overlooking the front of the property. Radiator. TV aerial point. Door giving access to the dining kitchen.

#### **DINING KITCHEN**

21' x 11'5, extending to 17'4 approx. UPVC double glazed French doors giving access to the rear of the property. Two radiators. Modern top and base units complemented by a co-ordinating worksurface, housing a one and a half bowl stainless steel sink and drainer unit, a built in oven and a four ring gas hob with overhead extractor hood. Integrated fridge and freezer. TV aerial point. Plumbed for an automatic washing machine. Breakfast Bar. Understairs cupboard, ideal for storage. The ceiling has spotlights.

#### **DOWNSTAIRS WC**

4'5 x 3'4 approx. UPVC double glazed window overlooking the side of the property. Radiator. Modern suite, comprising of a low flush WC and a pedestal hand sink basin. The walls are tiled to the splash back areas to complement.

#### **LANDING**

6'7 x 3'1, extending to 9'9 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Cupboard ideal for storage and an airing cupboard housing the hot water cylinder. Access to the boarded loft.

### **BEDROOM ONE**

11'11 x 9'9 approx. UPVC double glazed window overlooking the front of the property. Radiator. TV aerial point. Door giving access to the ensuite shower room.

### **ENSUITE**

7'9 x 3'2 approx. UPVC double glazed window overlooking the side of the property. Modern suite, comprising of a low flush WC, a hand wash basin and a walk in shower cubicle. The ceiling has spotlights. The walls are tiled to the splash back areas and the floor is tiled to complement. Heated towel rail.

### **BEDROOM TWO**

11'7 x 8'1, extending to 11'1 approx. UPVC double glazed window overlooking the rear of the property. Radiator.

### **BEDROOM THREE**

9'7 x 8'7 approx. UPVC double glazed window overlooking the rear of the property. Radiator.

### **BEDROOM FOUR**

8'10 x 6'1 approx. UPVC double glazed window overlooking the front of the property. Radiator.

### **BATHROOM**

6'2, extending to 6'8 x 5'6 approx. UPVC double glazed window overlooking the side of the property. Modern suite, comprising of a low flush WC, a hand wash basin and a bath with overhead shower unit. Heated towel rail. The walls are tiled to the splash back areas to complement.

### **FRONT**

Open plan frontage, ideal for off road parking.

### **GARAGE**

Up and over door to the front elevation and a personal door. Power and light.

### **REAR**

Beautifully landscaped rear garden, with sunny west facing aspect. Fully fenced and enclosed. Designed for low maintenance with artificial lawn and paved patio area.

### **TENURE**

Leasehold, however 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: £245,000



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