



QUAINT & BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOMED PROPERTY WITH NO ONWARD CHAIN. SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL LOCATION. A GREAT LOW MAINTENANCE HOME, IDEAL FOR FIRST TIME BUY OR INVESTMENT OPPORTUNITY, WITH SPACIOUS LOUNGE, OPEN PLAN TO THE MODERN KITCHEN, NEW BATHROOM... **ENTRANCE**

3'4 x 3'2 approx. As you walk through a UPVC double glazed exterior front door you will enter the entrance vestibule. The lounge is located straight ahead.

#### **LOUNGE**

13' x 9'1 extending to 11'4 approx. UPVC double glazed windows to the front and rear elevations, overlooking the front and rear of the property. The staircase to the first floor is located in here, with access to the understairs walk in storage cupboard. On the main feature wall there is an attractive modern fireplace, housing an electric fire. TV aerial. Two storage heaters. Open plan into the kitchen.

#### **KITCHEN**

7'11 x 6'10 approx. UPVC double glazed window. Modern fitted kitchen, with a comprehensive range of top and base units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit, an integrated electric oven and a four ring electric hob with overhead feature extractor hood. Plumbed for an automatic washing machine. Space for a fridge freezer. The walls are beautifully tiled to the main splash back areas to complement.

#### **LANDING**

2'9 x 2'8 approx. As you walk up the staircase to the first floor you will find yourself on the landing. Built in storage cupboard.

#### **BEDROOM**

13'1 x 8'2 approx. UPVC double glazed windows to the front and rear elevations, overlooking the front and rear of the property. Electric storage heater. TV aerial point.

### **BATHROOM**

8'6 x 4'8, extending to 7'6 approx. UPVC double glazed window overlooking the rear of the property. Modern three piece bathroom suite, comprising of a low flush WC, a pedestal hand wash basin and a panelled bath with overhead electric shower unit and fitted shower screen. Airing cupboard, housing the hot water cylinder (fitted new in July 2019). The walls are beautifully tiled to the main splash back areas to complement. Access to the loft.

### **FLOOR PLAN**

### **TENURE**

We have been advised by the vendor that the property is leasehold, residue of 999 years. 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: £80,000**



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