



SPACIOUS TWO BEDROOMED SEMI-DETACHED BUNGALOW, IN A SOUGHT AFTER & HIGHLY CONVENIENT RESIDENTIAL LOCATION. THIS BEAUTIFUL HOME IS READY TO WALK INTO WITH GOOD SIZED DINING KITCHEN, UPVC CONSERVATORY, FRONT LOUNGE, MODERN BATHROOM, FITTED WARDROBES TO BOTH DOUBLE BEDROOMS, ATTRACTIVE REAR GARDEN... **ENTRANCE HALLWAY**

L-shaped, 15'8 x 2'11, extending to 5'1, approx. Radiator. Meter cupboard. Access to the loft. The loft has a ladder and is partly boarded. Internal doors give access to the lounge, the dining kitchen, the two bedrooms and the shower room.

#### **LOUNGE**

11'10 x 10'11 approx. UPVC double glazed window overlooking the front of the property. Radiator. On the main wall there is a feature fireplace housing an electric fire. TV aerial point. The ceiling has decorative coving.

#### **DINING KITCHEN**

17'10 x 7'9 approx. UPVC double glazed window overlooking the side of the property. Radiator. Modern top and base fitted units complemented by a co-ordinating work top, housing a stainless steel sink and drainer unit, an integral fridge and a freestanding gas cooker. Plumbed for an automatic washing machine. Space for a dishwasher. TV aerial point. The walls are tiled to the splash back areas to complement. The recently fitted Baxi Combi boiler is housed in a corner cupboard. Sliding patio doors to the rear elevation, giving access to the conservatory.

#### **CONSERVATORY**

11'5 x 9'9 approx. UPVC double glazed windows to the side and rear elevations, overlooking the rear garden. UPVC double glazed exterior door giving access to the rear of the property. Radiator. TV aerial point.

#### **BEDROOM ONE**

12'8 x 10'4 approx. UPVC double glazed window overlooking the rear of the property. Radiator. Good range of fitted wardrobes. Airing cupboard. The ceiling has decorative coving.

## **BEDROOM TWO**

10'8 x 9'4 approx. UPVC double glazed window overlooking the front of the property. Radiator. Fitted with a good range of wardrobes and drawer units. Airing cupboard. The ceiling has decorative coving.

## **BATHROOM**

7'10 x 5'5 approx. UPVC double glazed window overlooking the side of the property. Modern suite comprising of a low flush WC, a hand wash basin in a vanity unit and a shower cubicle housing an electric shower unit. Heated towel rail. The walls are tiled to complement and the ceiling is panelled.

## **FRONT**

The front is landscaped for low maintenance and provides off road parking. Shared driveway leading to the detached garage at the rear of the property.

## **GARAGE**

Detached garage, with double doors giving access to the front elevation. Power and light.

## **REAR**

The rear garden is beautifully landscaped and designed for low maintenance, with raised decking at the rear. Fully fenced and enclosed.

## **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

Price: £150,000



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**Freephone: 01253 822000**