



OUTSTANDING & BEAUTIFULLY MAINTAINED TWO BEDROOMED TRUE BUNGALOW, NESTLED IN A POPULAR & CONVENIENT RESIDENTIAL LOCATION. CLOSE TO MANY LOCAL AMENITIES & GOOD BUS ROUTES. BOASTING A MODERN SHOWER ROOM, MODERN KITCHEN, LIGHT & AIRY LOUNGE WITH FRENCH DOORS TO THE PRIVATE 'WEST FACING' REAR GARDEN... **ENTRANCE HALLWAY** L-shaped, 8'7 x 2'11, extending to 8'7 approx. As you walk through the UPVC double glazed exterior door you will find yourself in the entrance hallway. Radiator. Meter cupboard.

#### **LOUNGE**

16'9 x 9'9 approx. UPVC double glazed windows to the rear elevation, with central French doors giving access to the rear garden. On the main wall there is a feature fireplace, housing a log fire. Decorative coving. TV aerial point.

#### **KITCHEN**

10'4 x 6'10, extending to 8'5 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. A comprehensive range of modern fitted top and base units, complemented by a co-ordinating work surface, housing a one and a half bowl sink and drainer unit, a four ring gas hob with overhead extractor hood and a built in oven. Panelled ceiling, with spotlights. Heated towel rail. Space for a fridge freezer. The gas central heating Glowworm combi boiler is housed in here. UPVC double glazed exterior door to the rear elevation.

#### **BEDROOM ONE**

12' x 9'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Built in wardrobes. Radiator. TV aerial point.

#### **BEDROOM TWO**

8'5 x 8' approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Decorative coving. Radiator.

### **BATHROOM**

5'4 x 5'4 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern suite comprising of a low flush WC, a vanity unit housing a hand sink basin and a walk in shower cubicle. The walls are part tiled and the floor is tiled to complement. Heated towel rail.

### **LOFT**

14'2 x 11'8 approx. Accessed via a pull down loft ladder. Velux window.

### **FRONT**

Small brick wall running along the front of the property, with opening to the driveway. The front garden is landscaped with laid to lawn area and the driveway is paved.

### **REAR**

Attractive rear garden, landscaped for low maintenance and majority paved. Fully fenced and enclosed.

### **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: £145,000**



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

**Freephone: 01253 822000**