



THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION, IDEAL FOR FAMILIES DUE TO WALKING DISTANCE TO EXCELLENT SCHOOLS! THIS PROPERTY BOASTS A SPACIOUS FRONT LOUNGE, FITTED KITCHEN WITH INTEGRAL APPLIANCES, LANDSCAPED REAR GARDEN, DETACHED GARAGE AND DRIVEWAY... **ENTRANCE HALLWAY**

4'11 x 3'6 approx. As you walk through the UPVC double glazed exterior front door you will find yourself in the entrance porch. The meter cupboard is located on your left. The floor is tiled. An internal door straight ahead, leads into the lounge.

LOUNGE

15'1 x 13'9 (extending to 17'0) approx. UPVC double glazed window to the front and side elevation, overlooking the front and rear of the property. On the main feature wall there is a fireplace, housing a gas fire. TV aerial. Radiator. The ceiling has decorative coving. Access to the staircase to the first floor bedrooms and bathroom is located at the rear. An internal door to the rear of the lounge leads through into the second reception/dining room.

SECOND RECEPTION/DINING ROOM

9'7 (extending to 20'2) x 7'7 approx. UPVC double glazed windows to the rear of the property. Access to the understairs storage cupboard. Radiator. An internal door to the side provides access into the kitchen.

KITCHEN

16'7 x 7'0 approx. UPVC double glazed windows to the side and rear elevation, overlooking the side and rear of the property. The kitchen comprises of top and base units, complemented by a co-ordinating work surface, housing a one bowl sink and drainer unit, an integral oven and a four ring gas hob with overhead extractor hood. Space for a fridge freezer, a tumble dryer and a dishwasher. Plumbed for an automatic washing machine. The walls are tiled to the splashback areas to complement. A UPVC double glazed external door to the side gives access to the driveway leading to the rear garden.

LANDING

L'Shape 9'3 x 3'1 (extending to 6'2) approx. As you walk up the staircase to the first floor you will find yourself on the landing. There are internal doors giving access to all three bedrooms and the family bathroom. Loft access is situated here.

BEDROOM ONE

13'2 (from wardrobe doors) x 9'8 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. A full bank of built in wardrobes to one wall. Radiator.

BEDROOM TWO

9'9 x 8'6 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Fitted wardrobes. Radiator.

BEDROOM THREE

9'9 x 6'2 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Fitted wardrobes. Radiator.

BATHROOM

6'2 x 5'5 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Three piece suite comprising of a low flush WC, a pedestal hand wash basin with a mixer tap and a double walk in electric shower. Heated towel rail. The walls are fully tiled to complement.

FRONT

The front garden has a laid to lawn area. Continue along the driveway, to the side elevation of the property; and you will approach the detached garage towards the rear.

GARAGE

18'2 x 8'11 approx. Detached garage with up and over door. Side door and window. Power and light.

REAR

The rear garden is fully fenced and enclosed with laid to lawn area, paved patio area and established borders.

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 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: £170,000



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