



TWO BEDROOMED SEMI-DETACHED TRUE BUNGALOW, SITUATED IN A POPULAR & HIGHLY CONVENIENT RESIDENTIAL LOCATION. THIS PROPERTY BOASTS NO ONWARD CHAIN AND HAS GREAT POTENTIAL WITH SOME MODERNISATION REQUIRED. FITTED KITCHEN, SPACIOUS CONSERVATORY, BATHROOM, DETACHED GARAGE AND SHARED DRIVEWAY... **ENTRANCE**

As you walk through a UPVC double glazed exterior front door you will enter the hallway.

'L' SHAPED HALLWAY

8'7 x 2'10 (extending to 8'8) approx. Meter cupboard. Radiator. Access to the loft.

LOUNGE

13'11 x 9'9 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main wall there is a feature fireplace, housing an electric fire. Radiator. TV Aerial point. The ceiling has decorative coving.

KITCHEN

10'7 x 8'4 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Top and base fitted units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit and space for a gas cooker, with a stainless steel extractor hood. Space for a fridge freezer. Plumbed for a washing machine. A UPVC double glazed door gives access to the rear garden.

CONSERVATORY

9'10 (extending to 12'11) x 11'11 approx. UPVC double glazed windows to the side and rear, with a UPVC double glazed exterior door giving access to outside. TV Aerial point. Radiator.

BEDROOM ONE

9'9 x 13'8 (extending to 16') approx. UPVC double glazed window to the rear elevation, overlooking the conservatory. Radiator. The ceiling has decorative coving.

BEDROOM TWO

8'5 x 8'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. The ceiling has decorative coving.

BATHROOM

5'4 x 5'3 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Suite comprising of a low flush WC, a pedestal hand wash basin and a bath with overhead electric shower unit. The walls are tiled to complement. Heated towel rail.

FRONT

Open frontage, with shared driveway leading to the garage.

GARAGE

The detached garage has power and light.

REAR

The rear garden is a good size and offers a good element of privacy, with established borders.

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 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 their 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: £125,000



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