



HIGHLY DECEPTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY, BOASTING NO ONWARD CHAIN, SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION WITH LARGE ROOM SIZES. PRICED ACCORDINGLY DUE TO NEEDING A LITTLE TENDER LOVING CARE... TWO GENEROUS RECEPTION ROOMS, FITTED KITCHEN, LARGE FAMILY BATHROOM, OUTHOUSES... **ENTRANCE PORCH** 3'5 x 3'4 approx. As you walk through a UPVC double glazed external front door you will find yourself in the entrance porch. Meter cupboard housing the electric meter. An internal door gives access into the inner hallway.

HALLWAY

12'3 x 3'5 approx. Radiator. The ceiling has decorative coving. Internal doors provide access into the lounge and dining room. The staircase is situated straight ahead.

LOUNGE

14'1 x 12'2 approx. UPVC double glazed bay window to the front elevation, overlooking the front of the property. On the main wall there is a feature fireplace, housing a gas fire. Radiator. The ceiling has decorative coving. Meter cupboard housing the gas meter. Internal double doors provide access into the dining room.

DINING ROOM

14'2 x 13'3 (to cupboards) approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the property. On the main wall there is a feature fireplace, housing a gas fire. Storage cupboards. An internal door gives access into the kitchen.

KITCHEN

9'6 x 9'4 approx. UPVC double glazed windows to the side elevation, overlooking the side of the property. Top and base fitted units complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit and a overhead extractor hood. Space for a freestanding gas cooker and fridge freezer. The walls and floor are fully tiled to complement. Access to the understair storage cupboard. A wooden exterior door provides access to the side of the property.

LANDING

L'Shape 17'6 x 2'6 (extending to 5'6) approx. Loft access.

BEDROOM ONE

14'3 x 10'8 (measured from the wardrobes) approx. UPVC double glazed windows to the rear elevation, overlooking the rear of the property. Fitted wardrobes.

BEDROOM TWO

12'2 x 12'1 approx. UPVC double glazed windows to the front elevation, overlooking the front of the property. Radiator.

BEDROOM THREE

9'1 x 5'6 approx. UPVC double glazed windows to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

9'5 x 9'5 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Suite comprising of a low flush WC, a pedestal hand wash basin, a panelled bath and a separate sit down overhead electric shower unit. Radiator. Part tiled walls. Wooden window to the side elevation, overlooking the side of the property.

FRONT

A small brick wall runs along the front of the property, with a gated opening for entrance to the front door.

REAR

Low maintenance rear garden with gate to the side of the property. Two outhouses.

OUTHOUSE ONE

9'10 x 5'7 approx. Power and electric.

OUTHOUSE TWO

11'1 x 6'6 (extending to 10'1) approx. An internal door provides access into a WC, which is 4'10 x 3'1 approx.

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 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: £100,000



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