



IMMACULATE THREE BEDROOMED DETACHED PROPERTY, WITH A 'SHOW HOME' QUALITY AND STYLE, THIS PROPERTY IS NOT TO BE MISSED! BOASTING A WELCOMING ENTRANCE HALLWAY, SPACIOUS FRONT LOUNGE, FABULOUS OPEN PLAN MODERN DINING KITCHEN, MASTER BEDROOM WITH ENSUITE, DOWNSTAIRS WC & MODERN FAMILY BATHROOM... **ENTRANCE HALLWAY**

6'9 x 3'1 approx. As you walk through a UPVC double glazed exterior door, you will find yourself in the entrance hallway. Radiator. The staircase to the first floor is situated in here. The first internal door on your left gives access into the WC. The second door on your left gives access into the lounge. The ceiling has individual spotlights.

LOUNGE

12'2 (extending to 15'1) x 12'1 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 DINER

15'7 x 10'10 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Modern top and base units, complimented by a co-ordinating worktop. Housed in here is a one and a half bowl sink and drainer unit with a mixer tap. There is an integrated fridge, freezer, wine cooler, dishwasher, oven, grill and five ring gas hob, with an overhead stainless steel extractor hood. Breakfast Bar. Radiator. The walls are tiled to the splash back areas to compliment. The ceiling has individual spotlights. An internal door gives access to the understairs storage cupboard which is plumbed for an automatic washing machine. UPVC double glazed patio sliding door provides access into the rear garden.

DOWNSTAIRS WC

5'6 x 2'3 (extending to 3'8) approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Low flush WC and a hand wash basin with a mixer tap and fitted vanity unit. Heated towel rail. The wall is tiled to the splashback area to complement. The ceiling has individual spotlights.

LANDING

12'9 x 3'11 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Airing cupboard housing the "Ravenheat" combi boiler. The ceiling has individual spotlights. Loft access is situated here.

BEDROOM ONE

10'8 (extending to 12'8) x 9'10 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. The ceiling has individual spotlights. An internal door gives access to the ensuite.

ENSUITE

6'1 (extending to 8'11) x 4'7 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. A three piece suite comprising of a low flush WC, a step in shower cubicle and a hand wash basin with a mixer tap and fitted vanity unit. The floor is tiled and the walls are tiled to the splashback areas to compliment. Heated towel rail. The ceiling has individual spotlights.

BEDROOM TWO

10'0 x 8'11 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. The ceiling has individual spotlights.

BEDROOM THREE

6'6 x 6'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. Storage cupboard used as a wardrobe. The ceiling has individual spotlights.

BATHROOM

6'4 x 5'6 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. A beautiful suite comprising of a low flush WC, a bath with an overhead shower attachment and a hand wash basin with a mixer tap. The walls are tiled to the splashback area and the floor is tiled to complement. Heated towel rail.

FRONT

Open plan frontage, with tarmacked driveway to provide off road parking. Gate to the side providing access to the rear garden.

SIDE GARDEN

Power and light to the Shed.

REAR

Fenced, with laid to lawn area and raised decking.

SHED

Power and light.

DIRECTIONS

FROM OUR OFFICE ON VICTORIA ROAD EAST (B5412), HEAD WEST AND TURN RIGHT ONTO HAWTHORNE RD AND CONTINUE ONTO BEECHWOOD DR. TURN LEFT ONTO FLEETWOOD RD S (B5268). AT THE ROUNDABOUT, TAKE THE 3RD EXIT ONTO NORCROSS LN. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO WARREN DR. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO WHITE CARR LN. TURN RIGHT ONTO BESCOT WAY. TAKE YOUR FIRST LEFT ONTO GOLDSTONE. THE PROPERTY IS ON THE RIGHT HAND SIDE.

TENURE

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts. Freehold.

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: £215,000



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