



THREE BEDROOMED SEMI-DETACHED PROPERTY, SITUATED IN A CONVENIENT RESIDENTIAL LOCATION, BOASTING NO ONWARD CHAIN. COMPRISING OF THREE GOOD SIZED BEDROOMS, LIGHT & AIRY LOUNGE, SPACIOUS SECOND LOUNGE WITH OPEN PLAN ACCESS TO THE DINING AREA, FITTED BREAKFAST KITCHEN AND THREE PIECE SUITE BATHROOM... **ENTRANCE PORCH**
5'11 x 2'10 approx. As you walk through the UPVC double glazed external door, you will find yourself in the entrance porch.

ENTRANCE HALLWAY

15'5 x 5'11 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Meter cupboard housing the gas unit. Storage cupboard housing the electric consumer unit. Radiator. The ceiling has decorative coving.

LOUNGE

14'3 x 11'9 (into the alcove) approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall is a gas fireplace. Radiator. The ceiling has decorative coving.

SECOND LOUNGE

12'6 (extending through to 23'6 into the dining area) x 11'4 approx. On the main feature wall there is a fireplace, housing a gas fire. TV aerial point. Radiator. The ceiling has decorative coving. Open access and steps up to the rear, provide access into the dining area.

OPEN PLAN DINING AREA

9'4 x 9'3 approx. UPVC double glazed french doors and windows to the rear elevation, giving access into the rear garden. The ceiling has decorative coving. An arched open access to the side of the dining area, leads you into the breakfast kitchen.

BREAKFAST KITCHEN

14'11 x 6'9 (extending to 7'9) 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 with a co-ordinating work surface, housing a one and a half

bowl sink and drainer unit. Integrated fridge, freezer and oven with a four rings gas hob and an extractor hood. There is plumbing for an automatic washing machine. The walls are tiled to the splashback areas to complement. An internal door to the front gives access into the hallway.

LANDING

8'11 x 3'0 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. The ceiling has decorative coving.

BEDROOM ONE

12'7 x 10'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Fitted up and over wardrobes to one wall, with a central dressing table. Radiator. Telephone point. The ceiling has decorative coving.

BEDROOM TWO

11'10 x 11'3 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. The ceiling has decorative coving.

BEDROOM THREE

8'0 x 6'4 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. The ceiling has decorative coving.

BATHROOM

7'4 x 6'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. The bathroom comprises of a low flush WC, a pedestal sink and bath with an overhead electric shower chord attachment. Radiator. The walls are fully tiled to complement. Loft access is situated here.

FRONT

A small brick wall runs along the front of the property with a gated opening for entrance to the front door. The front is paved and designed for low maintenance.

REAR

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

FLOOR PLAN

DIRECTIONS

FROM OUR OFFICE, HEAD WEST ON VICTORIA RD E (B5412) AND TURN RIGHT ONTO HAWTHORNE RD. PROCEED STRAIGHT TO FLEETWOOD RD S (B5268). AT THE ROUNDABOUT, TAKE THE 4TH EXIT ONTO AMOUNDERNESS WAY (A585). AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO FLEETWOOD RD. AT THE ROUNDABOUT, TAKE THE 5TH EXIT ONTO BROADWAY (A587). AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND PROCEED STRAIGHT ONTO POULTON RD (A587). TURN LEFT ONTO AGNEW RD. TURN RIGHT ONTO WARREN AVE S. THERE IS A BOARD.

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: £155,000



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