



IMMACULATE TWO DOUBLE BEDROOMED SEMI-DETACHED BUNGALOW, IN A SOUGHT AFTER RESIDENTIAL LOCATION. BEAUTIFULLY MAINTAINED & READY TO WALK INTO, WITH MODERN INTERNAL DECOR, ATTRACTIVE BREAKFAST KITCHEN, LIGHT & AIRY FRONT LOUNGE, MODERN BATHROOM, TWO GOOD SIZED BEDROOMS, AMPLE PARKING, PRIVATE REAR... **ENTRANCE VESTIBULE**

3' x 2'11 approx. As you walk through the UPVC double glazed exterior door you will enter the entrance vestibule. The floor is tiled. Continue through the internal door ahead and you will enter the entrance hallway.

HALLWAY

L-shaped 10'8 x 3'11, extending to 7'4 approx. Internal doors give access to the second bedroom on your right and the lounge straight ahead. Continue along the hallway to your left to find further doors giving access to the bathroom on your left, the main bedroom on your right and the kitchen straight ahead. Telephone point. Smoke alarm. Radiator. The meter cupboard is located by the internal door as you enter the hallway and conceals both the meters, plus the electrical consumer unit. The loft is accessed from here and is boarded for access and is well insulated. The property also benefits from cavity wall insulation.

LOUNGE

18'1 x 11'6 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. On the main feature wall there is a attractive modern fireplace, with inset pebble effect electric fire. TV aerial point. Radiator. The ceiling has decorative coving.

BREAKFAST KITCHEN

9'7 x 9'5 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. A stunning modern kitchen with a comprehensive range of top and base fitted units, complemented by a co-ordinating work surface and fitted breakfast bar. Housed in here is a sink and drainer unit, an integral oven, a built in fridge and a four ring electric hob with overhead extractor hood. Plumbed for a washing machine. Radiator. The walls are beautifully tiled to the main splash back areas. Built in cupboard giving access to the gas central heating Glowworm combi boiler. UPVC double glazed exterior door to the rear elevation, leading out onto the rear of the property and rear garden.

CONSERVATORY

12'10 x 9'6 approx. UPVC double glazed windows to the rear and side elevations, overlooking the rear and side of the property. Radiator. Underfloor heating. UPVC double glazed french doors provide access into the rear garden.

BEDROOM ONE

12'9 x 11'6, narrowing to 9'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. Built in wardrobes. The ceiling has decorative coving.

BEDROOM TWO

10'4 x 9'5 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator. The ceiling has decorative coving.

BATHROOM

5'11 x 5'10 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Modern three piece contemporary white suite, comprising of a low flush WC, a pedestal hand wash basin and a large corner shower cubicle with overhead electric shower unit. Extractor. The walls are beautifully tiled to complement and the ceiling is panelled with individual spotlights. Heated towel rail.

FRONT

The front garden has open plan aspect, recently landscaped for relatively low maintenance. The front garden and driveway is fully paved, providing ample off road parking. A wooden side gate gives access to the rear garden.

GARAGE

20' x 10'3 approx. Detached garage with up and over door to the front elevation, a side door for personal access and a window to the side elevation, overlooking the rear garden. Power and light, with electric consumer unit. Suitable for parking a car and ample storage space.

REAR

The rear garden is designed for low maintenance and is landscaped with surrounding feature borders. Fully fenced and enclosed. The garden provides a great sun trap throughout the day.

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: £195,000



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Freephone: 01253 822000