



IMMACULATE THREE BEDROOMED SEMI-DETACHED PROPERTY, READY TO WALK INTO, WITH A 'SHOW HOME' FEEL. COMPRISING OF A LIGHT & AIRY FRONT LOUNGE, STUNNING OPEN PLAN DINING KITCHEN, TWO DOUBLE BEDROOMS & MODERN FAMILY BATHROOM - THIS PROPERTY BOASTS A BEAUTIFULLY LANDSCAPED REAR GARDEN & DETACHED GARAGE... **ENTRANCE HALLWAY**

17'1 x 5'10 approx. UPVC double glazed exterior door gives access into the hallway. UPVC double glazed window to the front elevation, overlooking the front of the property. Meter cupboard. Radiator.

UNDERSTAIR CUPBOARD

9'5 x 2'6 approx. UPVC double glazed window to the side elevation, overlooking the side of the property.

LOUNGE

13'10 x 11' approx. UPVC double glazed to the front elevation, window overlooking the front of the property. On the main wall there is a feature log burner. Radiator. TV aerial point.

OPEN PLAN DINING KITCHEN

16'7 x 15'7 (extending to 20'3) approx. UPVC double glazed windows to the side and rear elevation, overlooking the side and rear of the property. Top and base units complemented by a co-ordinating worktop. Housed in here is a sink unit and a Range cooker, with an overhead extractor hood. Space for a fridge freezer. Plumbed for an automatic washing machine. Vaillant combi boiler is housed in here. Two radiators. The ceiling has individual spotlights. UPVC double glazed French doors give access to the rear garden.

LANDING

7'6 x 3'8 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Access to the loft.

BEDROOM ONE

14'8 x 10'4 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BEDROOM TWO

14'5 x 10'4 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Radiator. TV aerial point.

BEDROOM THREE

7'9 x 6'8 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Radiator.

BATHROOM

8'6 x 6'7 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Suite comprising of a low flush WC, hand wash basin, walk in shower cubicle and bath with a shower attachment. The walls are partly tiled and the floor is tiled to complement. The ceiling has individual spotlights.

FRONT

Easy maintained frontage, designed for off road parking.

SIDE

GARAGE

26'7 x 9'6 approx. Electric roll up front door. Power and light.

REAR

The rear garden is beautifully landscaped, fenced and enclosed, with laid to lawn area and a patio area.

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 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: £200,000



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