



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Beach Road, Thornton Cleveleys | Price £65,000  
Call us today on 01253 362640



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*WELL PRESENTED FIRST FLOOR FLAT IN A CONVENIENT LOCATION WITH SEA VIEWS & NO ONWARD CHAIN INVOLVED\*\* Well Presented First Floor Flat comprising Communal Entrance, Hallway, Lounge/Dining Room, Kitchen, Two Double Bedrooms with En-Suite Shower Room to Master, 3 Piece Bathroom, Off Road Parking, No Onward Chain Involved, Council Tax Band A**

Communal Entrance

Double glazed entrance door, stairs to first floor landing

Outside

Off road parking

Hallway

Wooden laminate flooring

Lounge/Dining Room

12'8 x 18'9

Double glazed walk in bay window to front, window to front, radiator, wooden laminate flooring, wall mounted electric fire

Kitchen

9'3 x 7'11

Fitted with a matching range of base and wall units, with round edge worktops, electric oven, ceramic hob with extractor hood over, stainless steel sink with mixer taps and tiled splashbacks, plumbing for washing machine & dishwasher, space for fridge freezer, double glazed window to side

Bedroom 1

12'8 x 10'8

Double glazed walk in bay window to side, radiator, built in cupboards

En-Suite Shower Room

6'0 x 6'11

Fitted with a 3 piece suite comprising low level wc, shower enclosure, vanity wash hand basin with storage under, tiled floor

Bedroom 2

8'1 x 8'11

Double glazed window to side, radiator

Bathroom

7'2 x 5'7

Fitted with a 3 piece suite comprising low level wc, 'P' shape bath with shower over, pedestal wash hand basin, tiled floor, double glazed window to side

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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