

HomeQuest

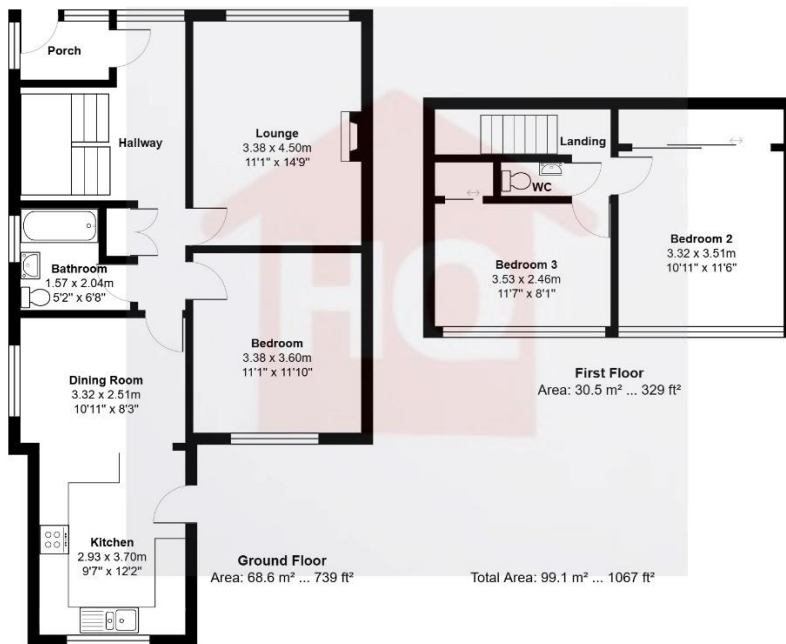
Property Management Services Ltd.

117 Sevenoaks Drive, Cleveleys FY5 3BU

Asking Price £205,000



Extended semi detached dormer bungalow
No chain involved
Great location
Close to amenities
Three double bedrooms
Kitchen open to the dining room
Ground floor bathroom
Low maintenance gardens
Driveway and garage
Viewing recommended



FRONT ENTRANCE PORCH.

Upvc door and double glazed windows.

Internal door to :

SPACIOUS HALLWAY

Built in cloaks/ storage cupboard.

Built in meter cupboard.

Radiator.

Floor to ceiling double glazed window.

Staircase with mahogany effect spindles and balustrade leading to the first floor accommodation.

Good quality oak internal doors to all rooms.

LOUNGE

To the front of the property with a floor to ceiling double glazed window.

Feature inset remote controlled gas fire.

Radiator.

DINING ROOM OPEN TO THE KITCHEN

DINING ROOM

Double glazed window to the side aspect.

KITCHEN

A range of fitted base and wall mounted units with complimentary working surfaces. Built in eye level electric oven and grill. Fitted gas hob with extractor over. Integrated washing machine and dishwasher. Built in space ideal for a fridge freezer. 1.5 bowl sink unit and mixer tap. Fully tiled walls and floor. Radiator.

Double glazed window overlooking the rear garden. UPVC side door opening onto the rear garden.

BEDROOM ONE

GROUND FLOOR

Fitted furniture offering ample storage comprising wall to wall fitted wardrobes. Overbed storage units with wardrobes and bedside cabinets. Radiator. Double glazed window to the rear aspect.

BATHROOM

GROUND FLOOR

Bathroom suite in white comprising panel bath with over bath shower and shower screen, vanity wash hand basin and low flush w.c. Fully tiled walls and floor.

Built in storage cupboard.

Radiator. Double glazed window to the side aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the two double bedrooms and first floor toilet with w.c and vanity sink.

BEDROOM TWO

Built in wardrobe.

Radiator. Double glazed window to the rear aspect.

BEDROOM THREE

Built in wardrobe.

Radiator. Double glazed window to the rear aspect.

GARDENS

To Front : Low maintenance paved with ' Indian ' stone. Pebbled filled circular insets.

To Rear : Low maintenance block paving with planted borders. External water tap.

PARKING

Long driveway paved with ' Indian ' stone leading to

An extended garage 23'0 (7 m) x 9'0 (2.74m)

Power and light laid on.

Electric up and over door.

TYPE OF HEATING

Gas central heating

EPC RATING D

TENURE

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

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless separately included within the legal ' fixtures & fittings ' details.

PROPERTY MISDESCRIPTION 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 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, and they do not form any part of any contract.

INFORMATION

Please note this brochure including photography was prepared by Homequest Property Management Services Ltd in accordance with the sellers' instructions.

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 of contract. Properties are measured to the maximum, which is to the widest and deepest point.

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.

VIEWING

By prior appointment with the vendors agent Homequest Property Management Services Ltd, 4 Poulton Road, Fleetwood. FY7 6TE.