



- Gorgeous Three Bedroom Semi Detached Home
- Bright Lounge, Modern Open Plan Dining Kitchen
- Three Good Sized Bedrooms, Stylish Four Piece Bathroom
- Stunning Landscaped Rear Garden

## Auburn Grove, Blackpool, FY1

**£129,950**

A BEAUTIFUL HOME WITH MODERN LIVING AT ITS FINEST - BAY FRONTED LOUNGE - KITCHEN OPENING INTO DINING AREA - THREE BEDROOMS - STUNNING FOUR PIECE BATHROOM - LANDSCAPED REAR GARDEN - OUT HOUSE WITH POWER AND LIGHT - WELL PRESENTED THROUGHOUT - VIEWINGS HIGHLY RECOMMENDED



## Property Description

### ENTRANCE HALL

Double glazed window to front, laminate flooring, radiator, under stairs storage and stairs to first floor.

### LOUNGE

14' 3" x 10' 9" (4.36m x 3.29m) Double glazed bay window to front, fitted carpet, radiator and feature gas fire on marble effect hearth and back with wood surround.

### KITCHEN DINING ROOM

15' 5" x 17' 2" (4.70m x 5.24m) A range of wall and base units with complimentary work surfaces over, space for fridge freezer, plumbing for washing machine, inset circular sink unit with mixer tap and drainer, inset gas hob with extractor above and oven below. Laminate flooring, radiator, double glazed window and French doors to rear, electric fire on tiled base with wood surround.

### LANDING

Double glazed window to side, fitted carpet and access to all rooms.

### BEDROOM ONE

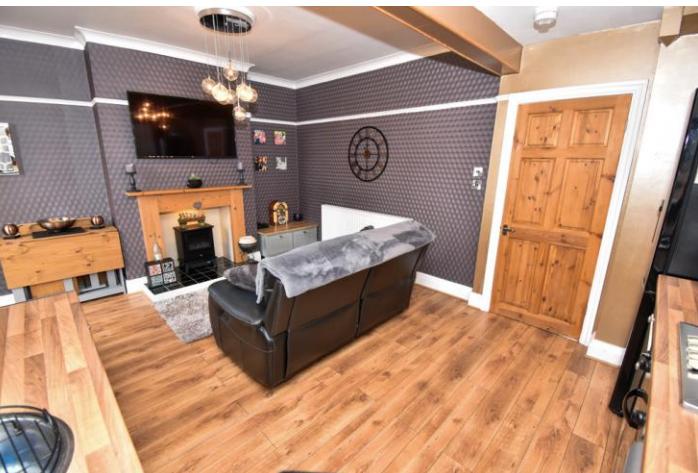
14' 1" x 10' 7" (4.31m x 3.24m) Double glazed bay window to front, fitted carpet and radiator.

### BEDROOM TWO

15' 1" x 9' 10" (4.61m x 3.01m) Double glazed window to rear, fitted carpet and radiator.

### BEDROOM THREE

6' 10" x 5' 10" (2.1m x 1.80m) Double glazed window to front, fitted carpet and radiator.



#### BATHROOM

A four piece suite comprising of low flush WC, pedestal wash hand basin, corner shower cubicle with electric shower over and panelled bath. Laminate flooring, heated matt black towel rail and double glazed opaque window to rear.

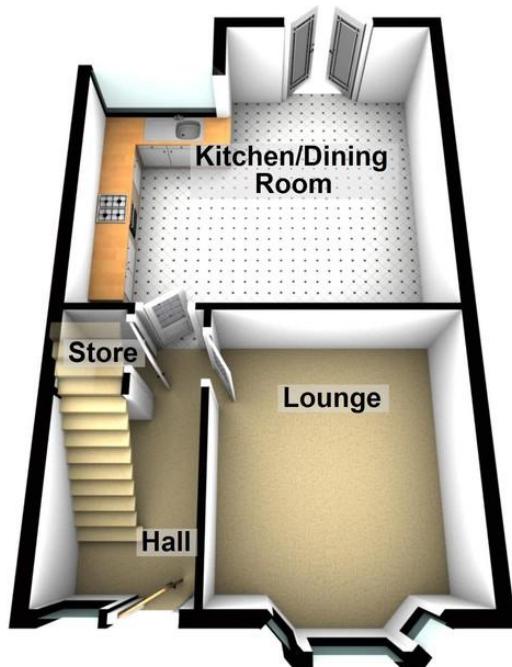
#### EXTERIOR REAR

Beautifully landscaped with a raised and decked patio with timber sleeper borders stepping down to grey Indian paving and artificial lawn along with gravel and slate areas.

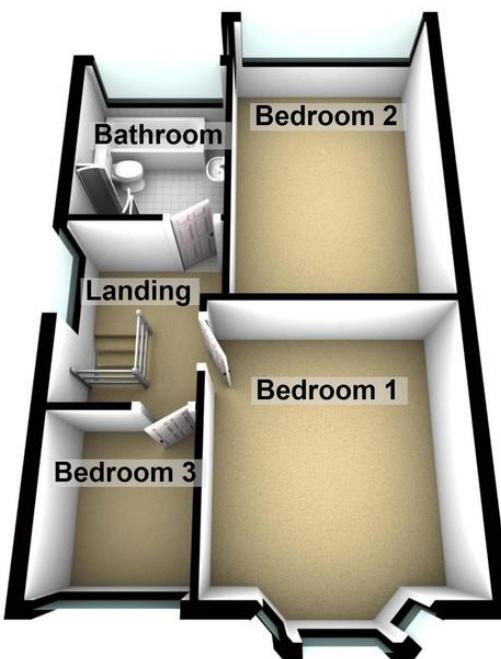
#### OUTHOUSE

8' 6" x 6' 4" (2.61m x 1.94m) Currently used as a gym with double glazed windows and doors to side, cushion flooring, power and lighting.

### Ground Floor



### First Floor



Awaiting EPC