



- Traditional Three Bedroom Semi Detached Home, Ground Floor WC
- Bay Fronted Lounge, Dining Room With Doors To Rear
- 20' Kitchen With Dining Space, Three Bedrooms
- Four Piece Family Bathroom, Enclosed Rear Garden

Cleator Avenue, Blackpool, FY2

Offers In Excess Of £150,000

A TRADITIONAL THREE BEDROOM FAMILY HOME BOASTING BAY FRONTED LOUNGE & BEDROOM - GF WC - SPACIOUS LOUNGE - DINING ROOM WITH DOORS ONTO REAR GARDEN - 20' DINING KITCHEN - THREE GOOD SIZED BEDROOMS - FOUR PIECE BATHROOM - ENCLOSED REAR GARDEN - OFF STREET PARKING - GARAGE - VIEWINGS RECOMMENDED



Property Description

ENTRANCE HALL

Fitted carpet, radiator and stairs to first floor.

GROUND FLOOR WC

A two piece suite comprising of low flush WC and pedestal wash hand basin. Fitted carpet and window to side.

LOUNGE

12' 10" x 11' 4" (3.93m x 3.47m) Bay window to front, fitted carpet and radiator.

DINING ROOM

13' 11" x 11' 1" (4.25m x 3.39m) Double glazed sliding doors giving access to rear, fitted carpet, radiator and living flame gas fire.

KITCHEN/DINER

20' 3" x 5' 8" (6.18m x 1.73m) A range of wall and base units with complimentary work surfaces over, inset sink unit with mixer tap and drainer, eye level oven and grill with integrated microwave, inset electric hob with extractor over, integrated fridge freezer, plumbing for washing machine and double glazed window to rear and door to side. Vinyl flooring to kitchen area and fitted carpet and double glazed window to side.

LANDING

Fitted carpet, double glazed window to side and access to all rooms.

BEDROOM ONE

12' 10" x 10' 0" (3.92m x 3.07m) Bay window to front, fitted carpet and radiator.

BEDROOM TWO

14' 3" x 10' 2" (4.36m x 3.10m) Double glazed window to rear, fitted carpet and radiator.



BEDROOM THREE

7' 4" x 6' 10" (2.25m x 2.10m) Window to front, fitted carpet and radiator.

BATHROOM

A four piece suite comprising of low flush WC, pedestal wash hand basin, panelled bath and step in shower cubicle with electric shower over. Double glazed window to rear, fitted carpet and radiator.

EXTERIOR FRONT

Off street parking is on offer via a driveway and a lawn area with flower and shrub borders. Secure gates give access to the rear.



EXTERIOR REAR

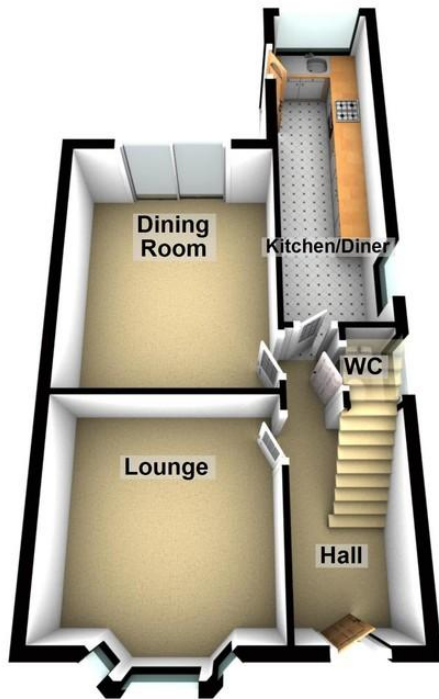
A good sized and enclosed garden is on offer briefly comprising of a paved patio area and a lawned area with mature flower and shrub borders.

GARAGE

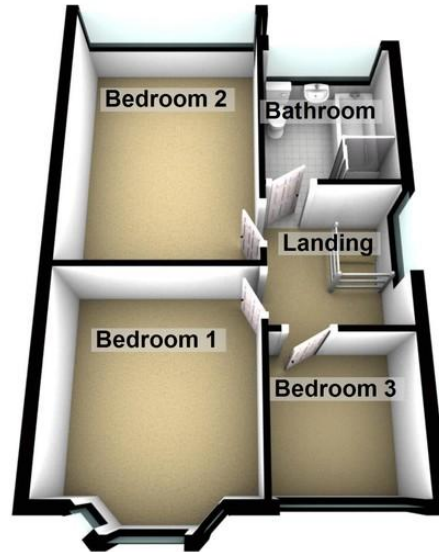
Access is granted via up and over door to front with window to side.



Ground Floor



First Floor



AWAITING EPC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements