

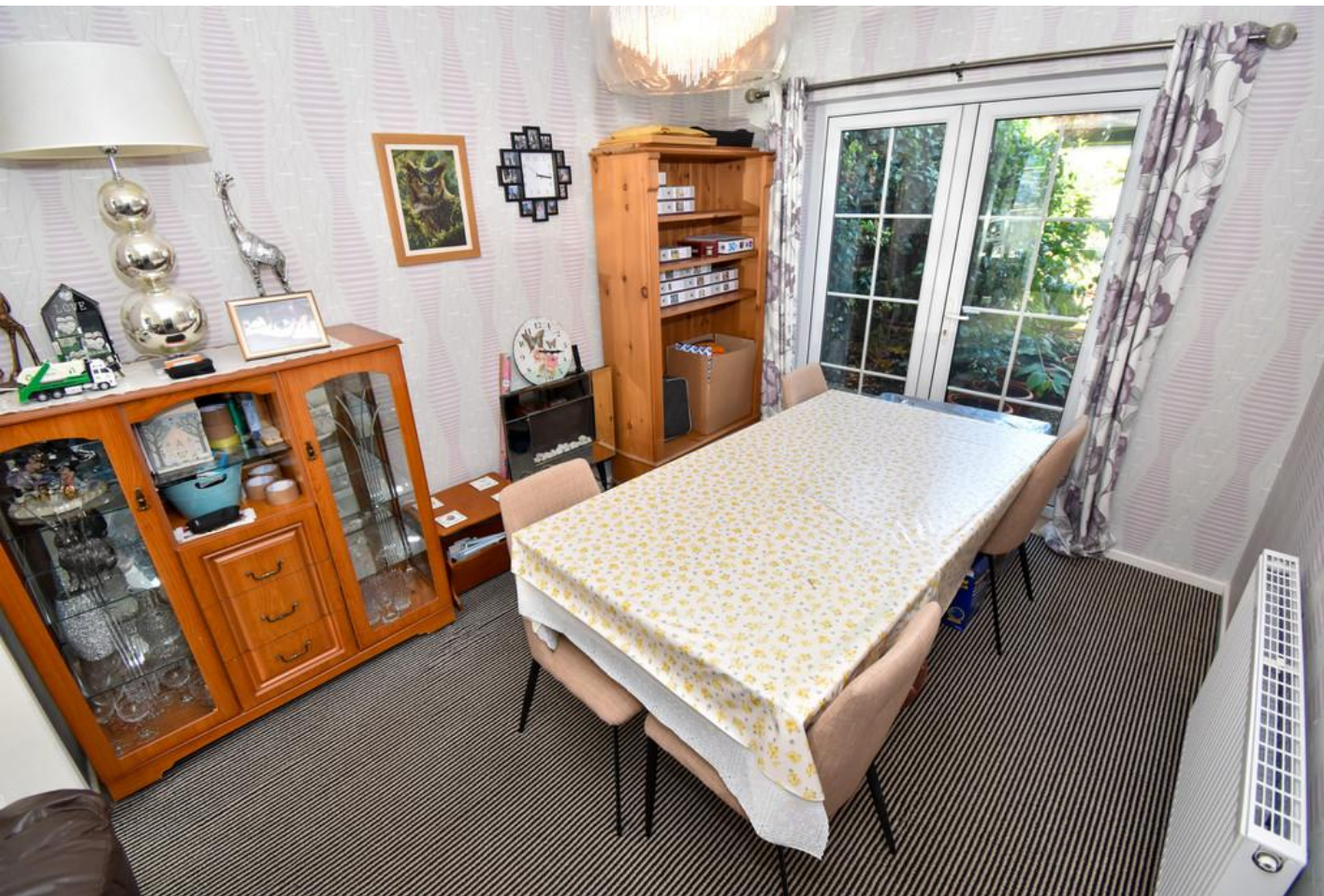


- Three Bedroom Garden Terrace Home
- Lounge Opening into Dining Area
- Over 20' Modern Kitchen, Three Bedrooms
- Three Piece Bathroom & Separate WC

Repton Avenue, Blackpool, FY1

£130,000

AN EXTENDED MID GARDEN TERRACE HOME BOASTING SUPERB SPACE WITH A 20' KITCHEN & OPEN PLAN LIVING AREAS - BAY FRONT LOUNGE OPENS INTO A BRIGHT DINING AREA - 20' FULLY FITTED KITCHEN - THREE BEDROOMS - FAMILY BATHROOM WITH SHOWER CUBICLE & CORNER BATH WITH SEPARATE WC - ENCLOSED REAR GARDEN - OFF STREET PARKING



Property Description

ENTRANCE HALL

Double glazed opaque window to front, tiled flooring and stairs to first floor.

LOUNGE

14' 5" x 9' 5" (4.41m x 2.88m) Double glazed bay window to front, fitted carpet, radiator and feature gas fire inset into chimney.

DINING AREA

12' 1" x 9' 1" (3.69m x 2.77m) Double glazed French doors to rear, fitted carpet, radiator and wall mounted electric fire.

KITCHEN

21' 5" x 8' 0" (6.53m x 2.45m) A range of wall and base units with complimentary work surfaces over, inset 1.5 stainless steel sink unit with mixer tap and drainer, inset 5 ring gas hob with extractor above and oven below, plumbing for washing machine, dishwasher and drier, space for fridge freezer, under stairs store, tiled flooring and double glazed window to side and rear with door giving access to rear garden.

LANDING

Laminate flooring and access to all rooms.

BEDROOM ONE

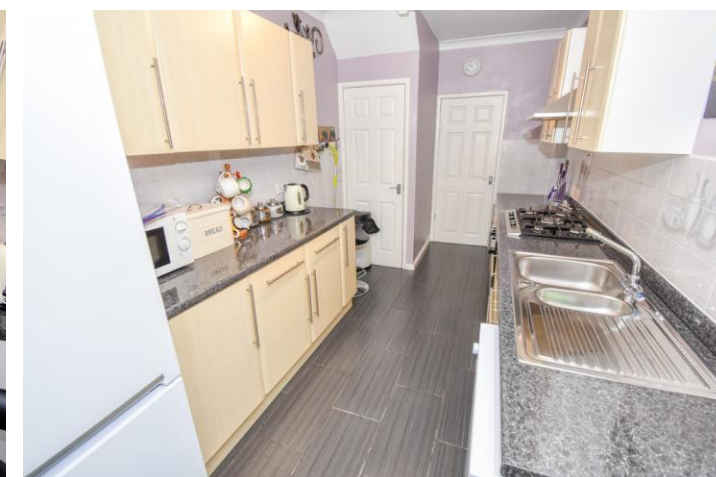
14' 0" x 9' 0" (4.27m x 2.76m) Double glazed bay window to front, fitted carpet, radiator and fitted wardrobes.

BEDROOM TWO

10' 4" x 9' 0" (3.16m x 2.76m) Double glazed window to rear, laminate flooring and radiator.

BEDROOM THREE

9' 1" x 6' 6" (2.78m x 2.00m) Double glazed window to front, fitted carpet and radiator. Access to store cupboard extending over the stairs.





BATHROOM

A three piece suite comprising of pedestal wash hand basin, corner bath and shower cubicle with mains fed shower over. Tiled flooring, heated chrome towel rail and double glazed opaque window to rear.

SEPARATE WC

Low flush WC, tiled flooring and walls and double glazed opaque window to rear.

EXTERIOR FRONT

Off street parking is on offer via a driveway with gated access.

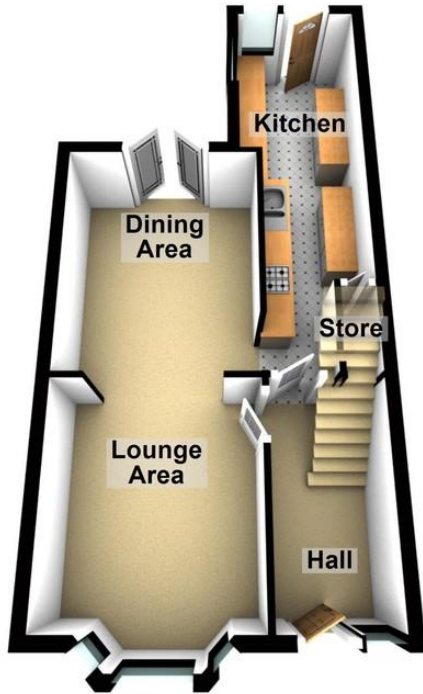
EXTERIOR REAR

Enclosed and low maintenance with paved and gravelled areas. Gate to rear.

OUTHOUSE

Power and lighting.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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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 and 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