



- Extended Four Bedroom Semi Detached Home
- Two Reception Rooms, Home Office
- WC, Utility Room, Two Bathrooms
- Hot-Tub Room, Garage and Driveway

[Kendal Avenue, Blackpool, FY3 7LG](#)

£190,000

EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE - TWO RECEPTION ROOMS - HOME OFFICE - GROUND FLOOR WC/UTILITY ROOM - BEAUTIFUL BREAKFAST KITCHEN - GROUND FLOOR SHOWER ROOM AND HOT TUB ROOM - FIRST FLOOR FAMILY BATHROOM SUITE - GARAGE CONVERTED TO STORAGE ROOM - MULTI-CAR DRIVEWAY AND GOOD SIZE REAR GARDEN.



Property Description

HALLWAY

Entrance hallway through double glazed door, staircase straight ahead leading to first floor, access to ground floor rooms.

LOUNGE

13' 10" x 18' 1" (4.23m x 5.53m) Bay window to front, laminate flooring, radiator & feature fireplace with surround.

DINING ROOM

12' 6" x 10' 5" (3.83m x 3.20m) Double glazed sliding door to rear, fitted carpet, radiator.

SUN ROOM

13' 2" x 10' 1" (4.03m x 3.09m) Double glazed windows and patio doors to rear, tiled flooring.

KITCHEN/BREAKFAST ROOM

11' 0" x 14' 0" (3.36m x 4.27m) A beautiful range of modern grey wall and base units with complimentary work surfaces over, 1.5 bowl inset sink unit with mixer tap and drainer, eye level fitted oven and microwave/grill, induction hob with extractor above, space for fridge/freezer and dishwasher, laminate flooring, radiator and doors to the rear garden.

STORE ROOM

11' 6" x 6' 10" (3.51m x 2.10m) (Continuation of garage) Double glazed patio doors to front, radiator, fitted carpets.

COMPUTER ROOM

Fitted carpets, radiator.

SHOWER ROOM

HOT TUB ROOM

Double glazed French doors leading out onto rear garden. Opening through to shower area.



LANDING

Access to all first floor rooms, staircase to loft room.

BEDROOM ONE

13' 9" x 8' 8" (4.21m x 2.66m) Double glazed bay window to front, radiator, fitted wardrobes, wooden flooring.

BEDROOM TWO

13' 3" x 7' 5" (4.05m x 2.27m) Double glazed window to rear, radiator, fitted wardrobes, wooden flooring.

BEDROOM THREE

7' 6" x 6' 4" (2.31m x 1.94m) Double glazed bay window to front, radiator, wooden flooring.

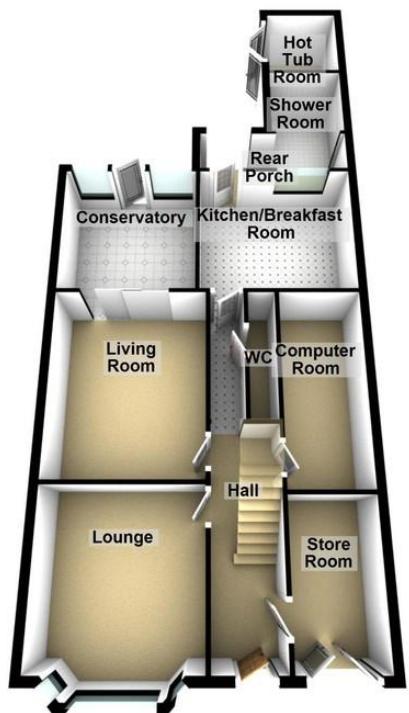
LOFT ROOM

12' 11" x 12' 11" (3.94m x 3.94m) Velux window, wooden flooring.

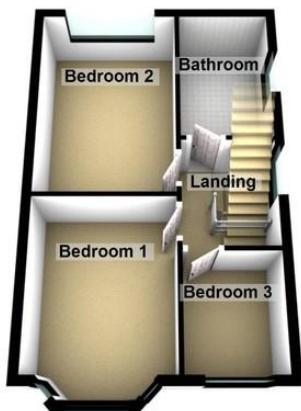
EXTERNAL

To the front of the property is a paved driveway providing off road parking. The rear garden is a wonderful low-maintenance space with paved patio and artificial lawned area.

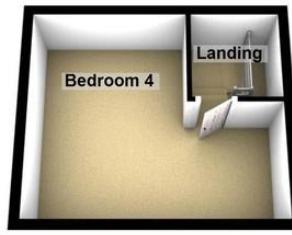
Ground Floor



First Floor



Second Floor



EPC TO FOLLOW.