



- Stunning Three Bedroom Semi Detached Home
- Bright Lounge & Separate Living Room
- Breakfast Room Opening Onto a Modern Kitchen
- Utility Room, Three DOUBLE Bedrooms

Preston New Road, Blackpool, FY4

£285,000

THIS DECEIVINGLY SPACIOUS HOME IS IMMACULATE THROUGHOUT AND IS OOZING WITH STYLE & CHARACTER - BRIGHT LOUNGE - LIVING ROOM - BREAKFAST ROOM - RECENTLY INSTALLED SHAKER STYLE KITCHEN & UTILITY - THREE DOUBLE BEDROOMS - LARGE FOR PIECE BATHROOM - SOUTH FACING GARDEN - GARAGE - OFF STREET PARKING



Property Description

ENTRANCE HALL

Solid wood flooring, radiator, two storage cupboard, double glazed window to side and stairs to first floor.

LOUNGE

15' 3" x 12' 0" (4.65m x 3.68m) Double glazed window to front, fitted carpet and radiator.

LIVING ROOM

16' 7" x 13' 0" (5.06m x 3.97m) Double glazed windows and French doors to rear, fitted carpet and radiator.

BREAKFAST AREA

11' 6" x 8' 1" (3.53m x 2.47m) Double glazed window to front and side, solid wood flooring, opening into;

KITCHEN

17' 3" x 11' 10" (5.26m x 3.63m) A range of wall and base units with complimentary work surfaces over, inset ceramic 1.5 sink unit with mixer tap and drainer, integrated dishwasher and fridge freezer, tiled flooring, feature wall lighting, 'Rangemaster Leisure' double oven with matching extractor hood above and double glazed window and door to rear.

UTILITY

7' 0" x 7' 11" (2.15m x 2.43m) A range of wall and base units with complimentary work surfaces over, inset 1.5 stainless steel sink unit with mixer tap and drainer, space for fridge freezer, plumbing for washing machine and space for direr tiled flooring and sliding door into garage.

LANDING

Fitted carpet, store cupboard and access to all rooms. Access to the loft with power and lighting and is of a good size.





BEDROOM ONE

16' 7" x 13' 1" (5.08m x 4.01m) Double glazed window to rear, fitted carpet and radiator.



BEDROOM TWO

14' 9" x 11' 11" (4.52m x 3.64m) Double glazed window to front, fitted carpet, integrated wardrobe and radiator.



BEDROOM THREE

11' 0" x 12' 2" (3.36m x 3.71m) Double glazed window to front, fitted carpet and radiator.



BATHROOM

A four piece bathroom suite is on offer comprising of low flush WC, pedestal wash hand basin, panelled bath with centre taps and shower attachment and a walk in double shower cubicle with mains fed shower over. Tiled flooring and part tiled walls, radiator and heated chrome towel radiator. Double glazed windows to side and feature glass window to opposite side.

EXTERIOR FRONT

Ample off street parking is provided via large driveway all secure with iron gates.

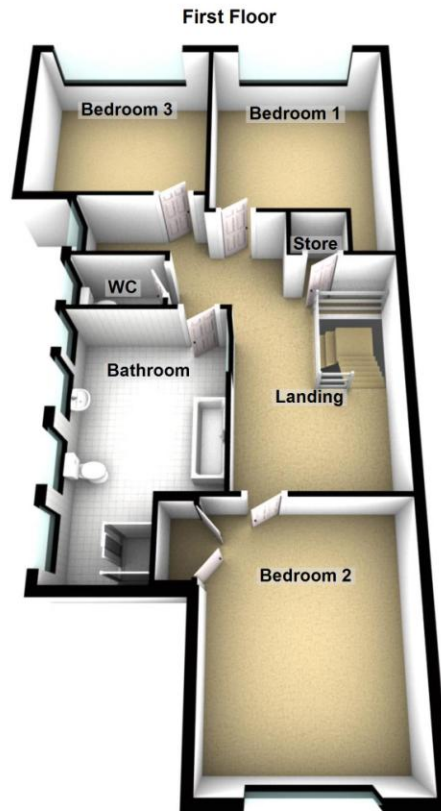
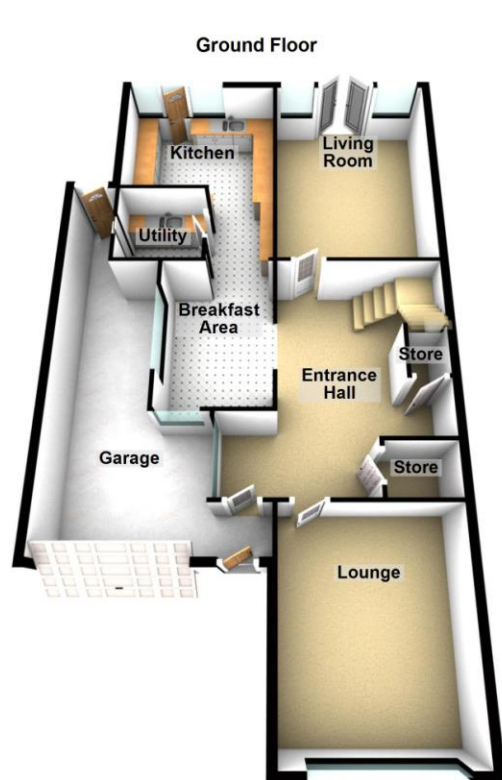
EXTERIOR REAR

A fantastic sized south facing rear garden is on offer and comprises of a paved patio area, a good sized lawned area along with flower and shrub borders.



TIMBER BUILT STORE

9' 7" x 24' 0" (2.93m x 7.34m) Currently used as a work shop but with a multitude of uses such as home office and benefits from power and lighting.



ADDITIONAL INFORMATION

We have been informed by the vendors that the kitchen was installed in January 2021 whilst a re wire and new boiler have been fitted approx 4-5 years ago. The property is also fully alarmed.

Awaiting EPC

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Lancashire, FY3 9AA

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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