



- Beautiful Three Bedroom Semi-Detached House
- Two Reception Rooms, Modern Fitted Kitchen
- Three Piece Bathroom Suite, Driveway, Garage
- Gardens to Front, Side & Rear, Garage

## Roseacre, Blackpool, FY4 2PN

£169,950

BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE - TWO WONDERFUL SIZE RECEPTION ROOMS - MODERN FULLY FITTED KITCHEN - THREE-PIECE FAMILY BATHROOM SUITE - DRIVEWAY - GARAGE - GARDENS TO FRONT, SIDE AND REAR - FABULOUS LOCATION - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED.



## Property Description

### HALL

Double glazed door to front, staircase leading to first floor.  
Door leading into;

### LOUNGE

15' 11" x 12' 11" (4.86m x 3.96m) Double glazed bay window to front, wooden flooring and feature fireplace.

### DINING ROOM

15' 0" x 12' 10" (4.58m x 3.93m) Double glazed bay window to rear, wooden flooring and feature fireplace. Door leading into;

### KITCHEN

9' 4" x 8' 11" (2.85m x 2.73m) Fitted with a range of wall and base units with complimentary work surfaces, stainless steel sink and drainer unit with mixer tap, built-in electric oven and gas hob with extractor hood over. Tiled splash backs and flooring. Double glazed window and doors to rear. Double glazed window to side.

### LANDING

Double glazed window to side, fitted carpet.

### BEDROOM 1

15' 11" x 12' 11" (4.87m x 3.96m) Double glazed bay window to front, fitted carpet and built in wardrobes.

### BEDROOM 2

12' 11" x 10' 10" (3.95m x 3.32m) Double glazed window to rear, fitted carpet and built in wardrobes.

### BEDROOM 3

7' 6" x 6' 3" (2.29m x 1.93m) Double glazed window to front, fitted carpet.

### BATHROOM

8' 2" x 6' 3" (2.49m x 1.93m) Double glazed window to rear.





Fitted with a white three piece suite comprising; panelled bath with shower overhead, vanity wash hand basin and low-level WC. Partially tiled walls and vinyl flooring.

#### GARAGE

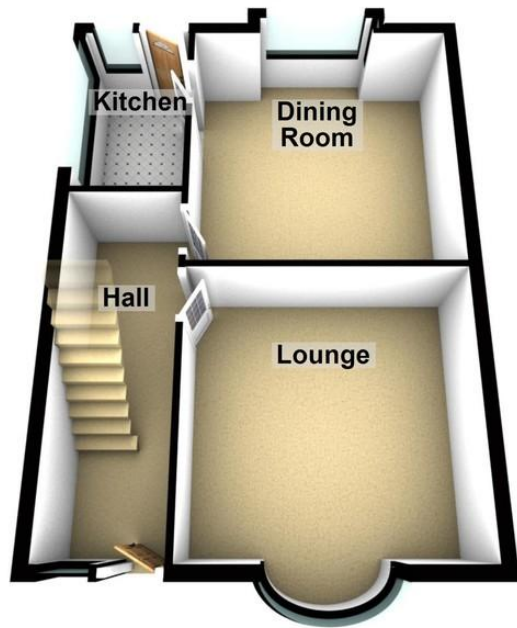
To the rear of the property is a single garage with manual doors to front and door providing access from the rear garden. Fitted with power and light.

#### GARDENS

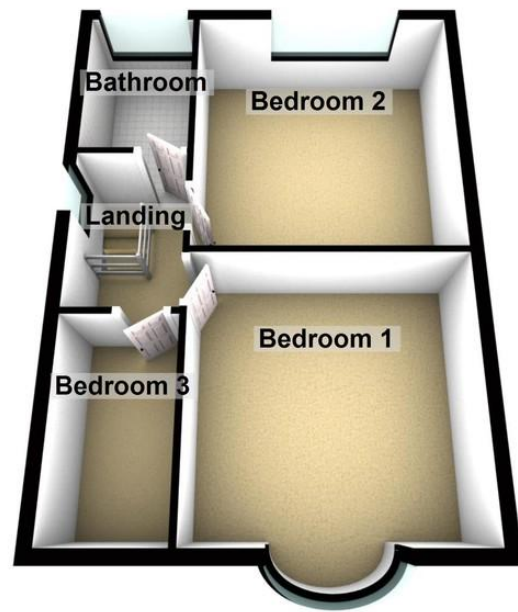
To the front of the property is a gated garden with woodchipped central feature and shrubbed borders. Gated access leads to the side garden that has been paved for low-maintenance with planted borders and is west-facing. The rear garden is low-maintenance and provides access to the rear of the property.



**Ground Floor**



**First Floor**



EPC TO FOLLOW.

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