



- Three Bedroom Semi-Detached Property
- Lounge, Dining Room & Fitted Kitchen
- Four Piece Family Bathroom
- Off-Road Parking, Enclosed Rear Garden & Garage

## Ivy Avenue, Blackpool, FY4

£119,950

WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY - BAY FRONTED LOUNGE OPEN PLAN TO DINING ROOM WITH PATIO DOORS TO REAR GARDEN - KITCHEN - NEWLY FITTED FOUR PIECE FAMILY BATHROOM SUITE- ENCLOSED REAR GARDEN - DRIVEWAY - GARAGE - CLOSE TO LOCAL SCHOOLS AND M55 LINKS - VIEWING IS MUST!





## Property Description

### ENTRANCE HALL

Upvc door to the front, opening into entrance hallway, laminate flooring, radiator and staircase to first floor.

### LOUNGE

12' 3" x 11' 4" (3.74m x 3.47m) Double glazed bay window to the front, fitted carpet, feature fireplace and radiator.

### DINING ROOM

13' 8" x 10' 9" (4.18m x 3.30m) Double glazed patio doors leading to the rear garden, fitted carpet, and radiator.

### KITCHEN

17' 2" x 5' 8" (5.25m x 1.75m) Two double glazed windows to the side and rear door to the rear garden, fitted with a range of wall and base units with complementary work surfaces, stainless steel sink and drainer with mixer tap, integral oven and hob extractor over, plumbing for washing machine and dishwasher, part tiled walls and laminate flooring.

### LANDING

### BEDROOM ONE

12' 4" x 6' 3" (3.77m x 1.93m) Double glazed bay window to the front, radiator and fitted carpet.

### BEDROOM TWO

10' 8" x 9' 3" (3.26m x 2.84m) Double glazed window to the rear, radiator and fitted carpet.

### BEDROOM THREE

6' 9" x 6' 0" (2.06m x 1.84m) Double glazed window to the front, radiator and fitted carpet.





#### GARDENS

To the front there is a driveway providing off road parking, the rear garden is a generous size and has access to the garage.

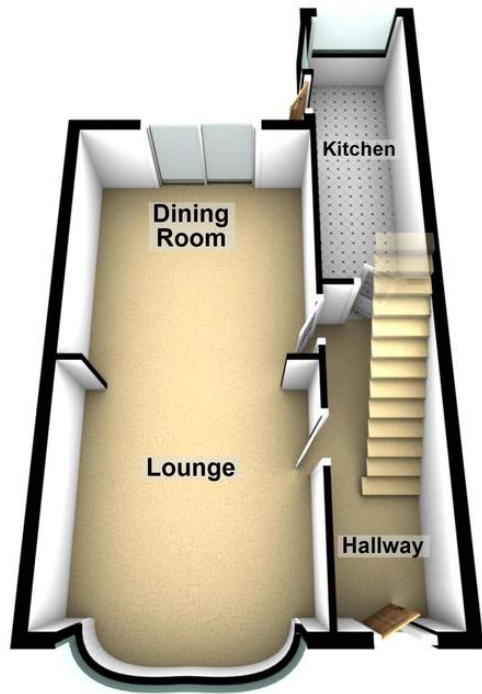
#### GARAGE

Single garage with up and over door.

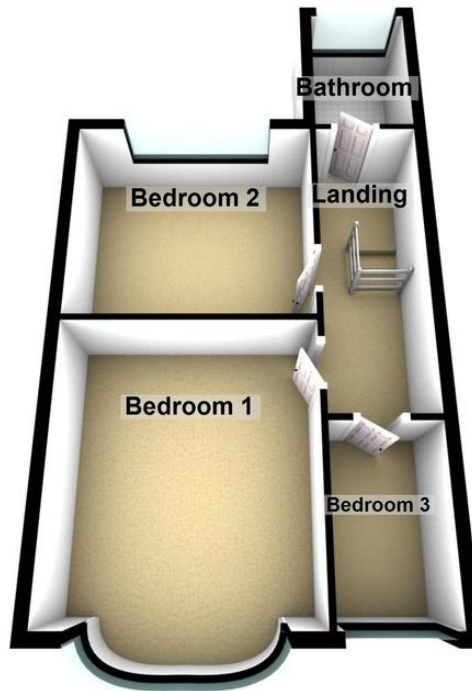




Ground Floor



First Floor



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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