



Stephen Tew
ESTATE AGENTS



17 Woodstock Gardens, Blackpool

Blackpool

£230,000

17 Woodstock Gardens

South Shore, Blackpool

Traditional semi detached house, situated in a popular and convenient location running off Lytham Road, close to local shops, schools, public transport and other local amenities. The accommodation comprises open storm porch, entrance hall, lounge, dining room, sun lounge, kitchen. The first floor has three bedrooms, bathroom and separate WC with a staircase from the landing up to the loft room/bedroom four. The property has a gas central heating system installed on the windows are you uPVC double glazed, off-road parking is provided to the front and side of the property which leads to the garage. Enclosed south facing rear garden.

Council Tax band: C

Tenure: Freehold

- Sun Lounge to Rear
- South Facing Garden
- Loft Room / Bedroom 4
- Off Road Parking & Garage





Storm Porch

Open storm porch with tiled floor and arched access with UPVC double glazed entrance door leading into hallway

Hallway

14' 1" x 6' 7" (4.3m x 2.01m)

Cornice style ceiling, radiator, staircase to first floor landing with under-stair storage cupboard. Built-in meter cupboard, housing gas and electric meters.

Lounge

16' 0" x 12' 8" (4.88m x 3.86m)

UPVC double glazed walk in bay window to the front. Cornice style ceiling, radiators. The focal point of the room is an inset living flame coal effect gas fire, set in ornate surround with matching hearth.

Dining Room

15' 6" x 11' 9" (4.72m x 3.57m)

The second reception room with original cornice style ceiling, radiator. double glazed aluminum sliding doors leading into Sun lounge.

Sun Lounge

5' 1" x 16' 2" (1.55m x 4.93m)

UPVC double glazed window to the rear elevation overlooking the south facing garden with a UPVC double glazed door which leads outside. Tiled floor, internal door leads into kitchen.

Kitchen

12' 1" x 7' 7" (3.69m x 2.31m)

Fitted with a modern range of base and eye level units with round edged worktops, one and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher and fridge, plumbed for automatic washing machine and space for additional fridge freezer. Built-in "Hotpoint" oven/microwave and separate built-in electric oven with four ring gas hob with extractor hood over. Wall mounted concealed boiler, tiled floor, door leading into Sun lounge.





Landing

9' 9" x 3' 1" (2.97m x 0.94m)

UPVC double opaque glazed window to the side elevation. Staircase leading to Loft Room/Bedroom four.

Bedroom 1

15' 11" x 10' 0" (4.85m x 3.05m)

Fitted with a range of wardrobes with matching central dressing table. Walk in UPVC double leaded glazed bay window to the front elevation. Radiator.

Bedroom 2

15' 6" x 9' 9" (4.72m x 2.98m)

Fitted with a range of wardrobes. UPVC double glazed window to the rear elevation, radiator.

Bedroom 3

9' 5" x 8' 1" (2.86m x 2.47m)

UPVC double leaded glazed window to the front elevation, fitted with a range of wardrobes with shelving and overhead storage, radiator.

Bathroom

9' 1" x 7' 5" (2.77m x 2.27m)

Fitted with a three-piece white suite, comprising corner shower enclosure, paneled bath and wash hand basin with storage beneath. Full height tiling to all walls, heated towel rail, tiled floor and UPVC double opaque glazed window to the rear elevation.

WC

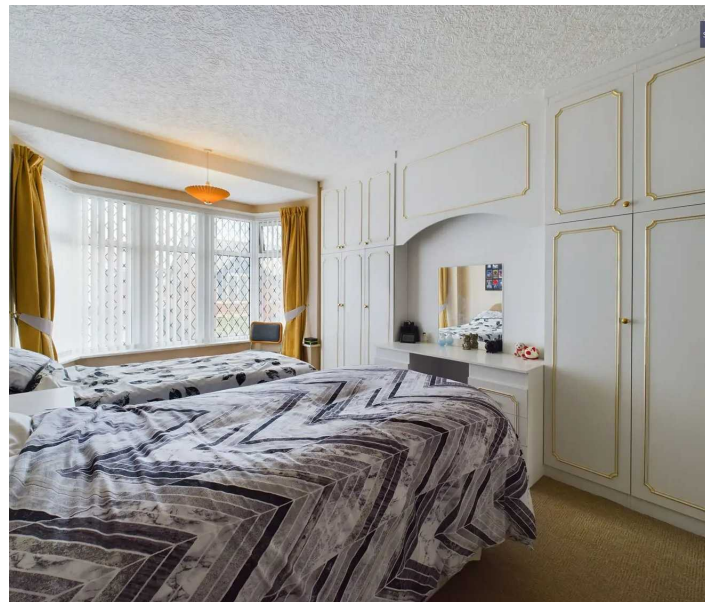
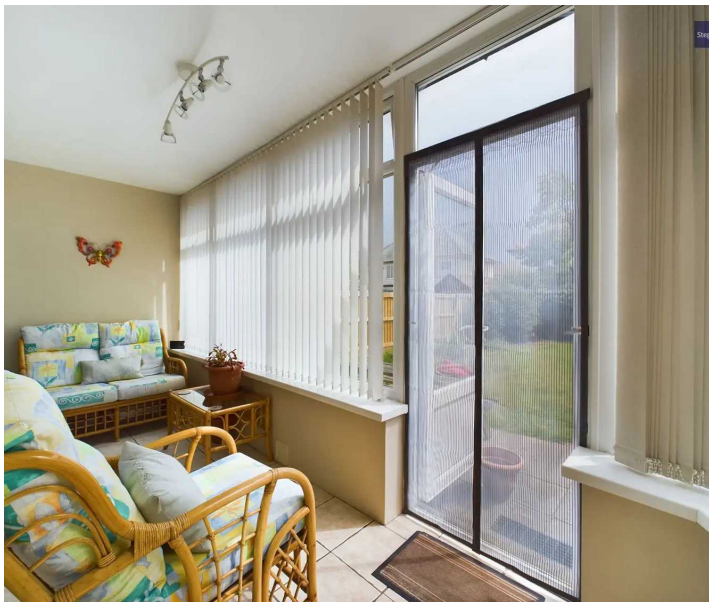
2' 8" x 4' 7" (0.82m x 1.39m)

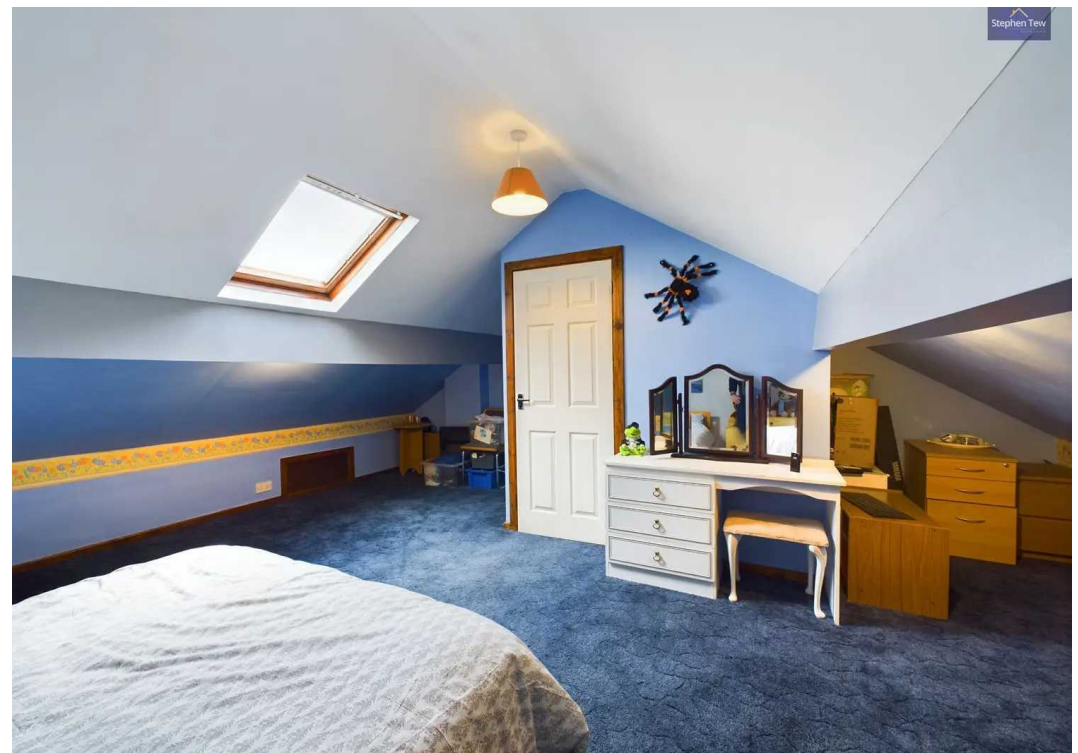
Low flush WC, full height tiling to all walls, tiled floor, UPVC double opaque glazed window to the side elevation.

Loft Room / Bedroom 4

19' 7" x 18' 3" (5.98m x 5.55m)

Double glazed velux window to the rear elevation, access into eaves storage. Currently not classed as an official Bedroom as requires building regs approval.







FRONT GARDEN

Block paved area provides off-road parking to the front of the property and further parking to the driveway at the side leading to the garage.

REAR GARDEN

Enclosed south facing mature rear garden mainly laid to lawn with paved area.

OFF ROAD

2 Parking Spaces

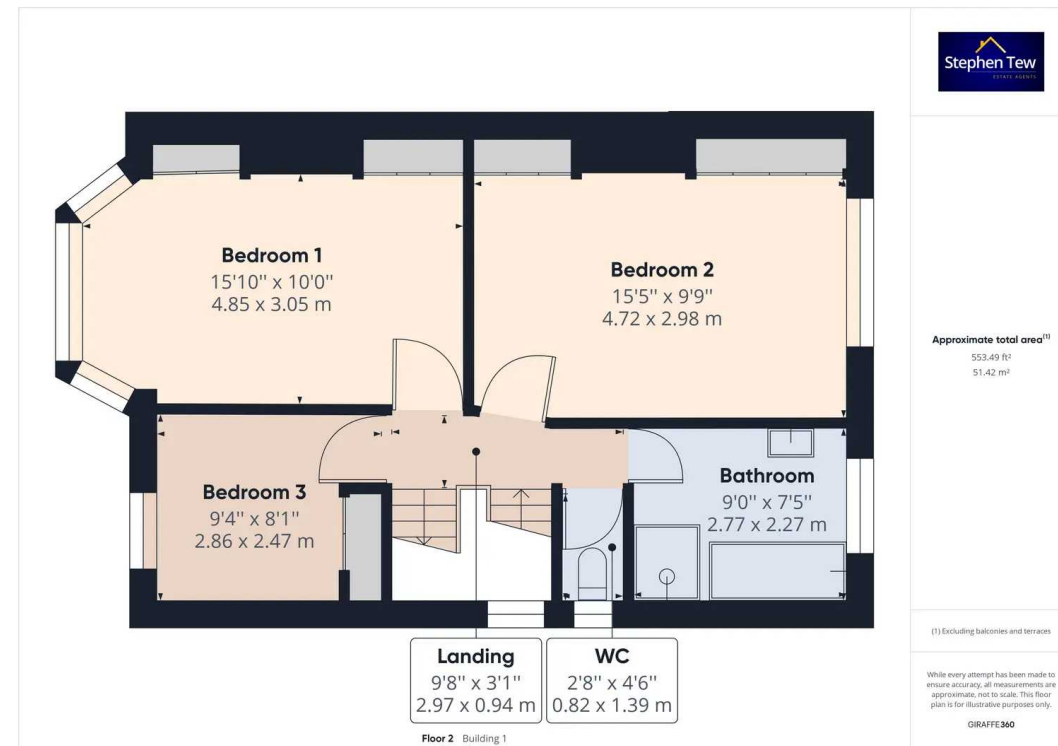
Off road parking to the front and side of the property.

GARAGE

Single Garage

Measurements: 23'2" x 8'6" (7.08m x 2.61m)







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