



Stephen Tew
ESTATE AGENTS



Crompton Avenue, Blackpool

Offers Over £200,000

37 Crompton Avenue

Blackpool, Blackpool

Extended three bedroom semi detached family home situated in a popular residential area just off Hawes Side Lane within close proximity to local schools, shops and other amenities. The property comprises of entrance porch, hallway, GF WC, lounge, open plan dining room/kitchen, conservatory and utility room to the ground floor. Upstairs there are three double bedrooms, three piece suite bathroom and separate WC. Externally there is a South facing enclosed garden to the rear with wooden shed for storage and off road parking to the front. Sold with no chain. Viewing is highly recommend to appreciate the accommodation this wonderful family home has to offer.

Council Tax band: C

Tenure: Freehold

- Extended family home
- Three double bedrooms
- Conservatory
- Utility room
- South facing garden
- No chain
- Off road parking

We have been verbally informed by the vendor of the following additional information relating to the property;

- Boiler is 5 years old and located in the kitchen
- Planning permission and indemnity insurance for extension completed by previous owners





Other

3' 8" x 4' 8" (1.13m x 1.42m)

Entrance porch

Hallway

14' 11" x 5' 11" (4.54m x 1.81m)

Laminate floor, radiator, meter cupboard.

Lounge

13' 8" x 10' 6" (4.17m x 3.2m)

UPVC double glazed leaded bay window to the front elevation, radiator, electric log burner effect fire.

Wc

Ground floor WC with wash basin.

Dining Room

13' 9" x 16' 9" (4.19m x 5.1m)

Laminate floor, radiator. Open plan leading onto the Kitchen, Utility room and Conservatory.

Conservatory

7' 3" x 9' 6" (2.21m x 2.89m)

Leading off from the dining room. UPVC double glazed windows and patio doors providing access to the garden.

Kitchen

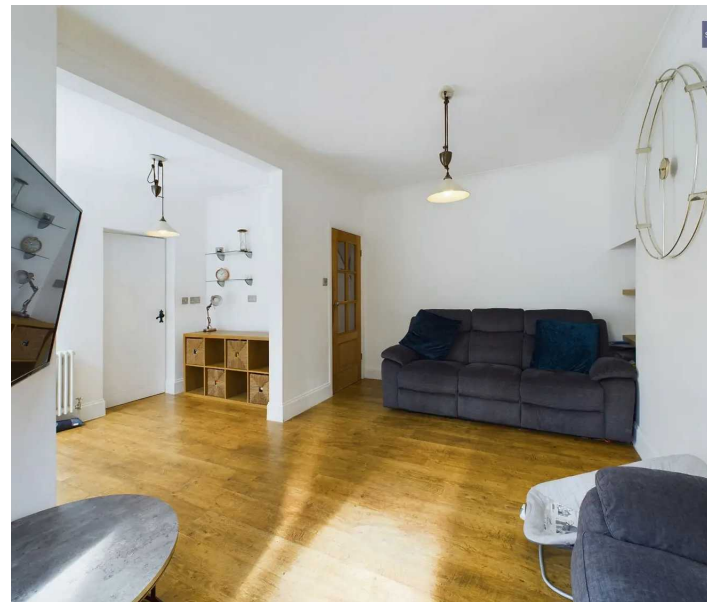
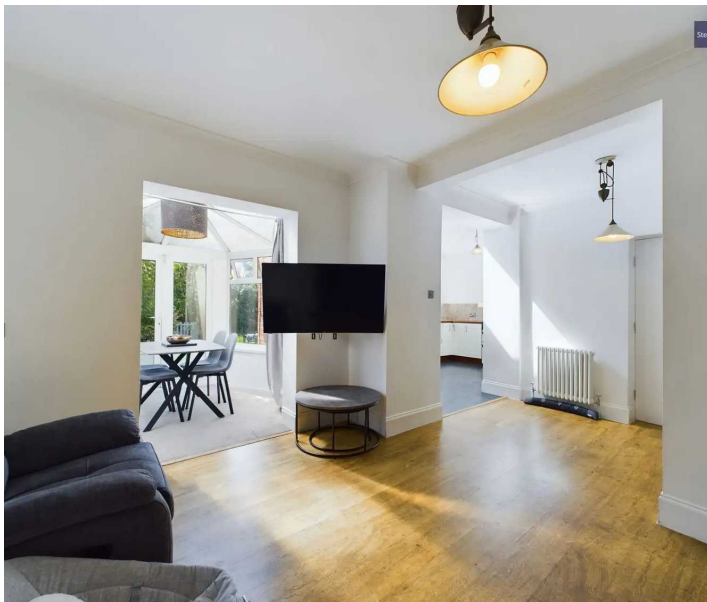
12' 6" x 14' 6" (3.8m x 4.42m)

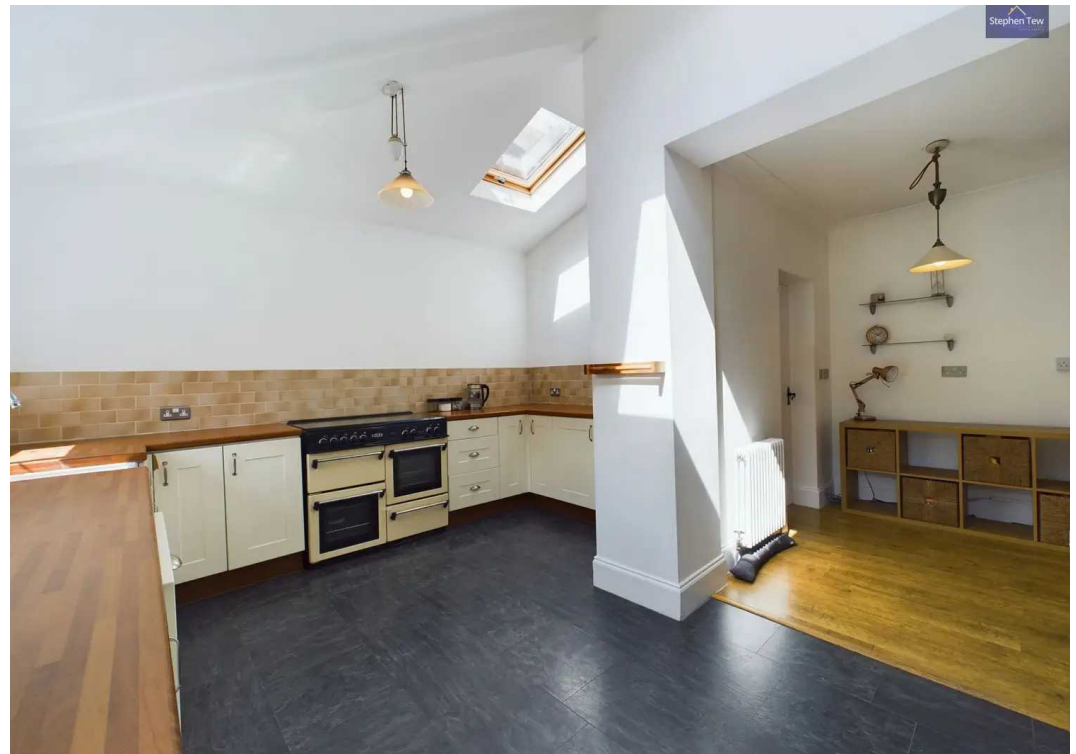
Leading off from the dining room. Fitted range of base and eye level units and worktops, ceramic sink and integrated dishwasher. UPVC double glazed window and wooden stable style door leading onto access the garden. Velux window skylights providing plenty of light to the room.

Utility Room

13' 1" x 6' 6" (3.98m x 1.99m)

Leading off from the dining room. Fitted range of base level units, worktops and storage shelves. Door leading to access the storage room.







Landing

9' 2" x 3' 0" (2.79m x 0.92m)

Bedroom 1

13' 10" x 10' 0" (4.21m x 3.06m)

UPVC double glazed leaded window to the front elevation, radiator.

Bedroom 2

11' 11" x 10' 2" (3.63m x 3.1m)

UPVC double glazed window to the rear elevation, radiator, laminate flooring, flush spotlights.

Bedroom 3

11' 9" x 14' 6" (3.58m x 4.42m)

Dual Upvc double glazed leaded windows to the front elevation, radiator, laminate flooring.

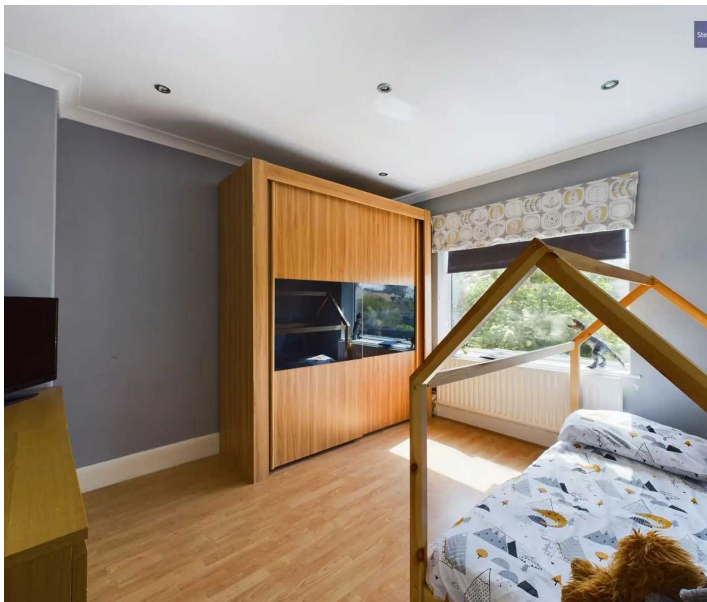
Bathroom

6' 10" x 6' 6" (2.09m x 1.98m)

Three piece suite bathroom comprising of wash basin, bath and shower cubicle. UPVC double glazed window and heated towel rail.

Wc 2

Separate WC, uPVC double glazed window.





FRONT GARDEN

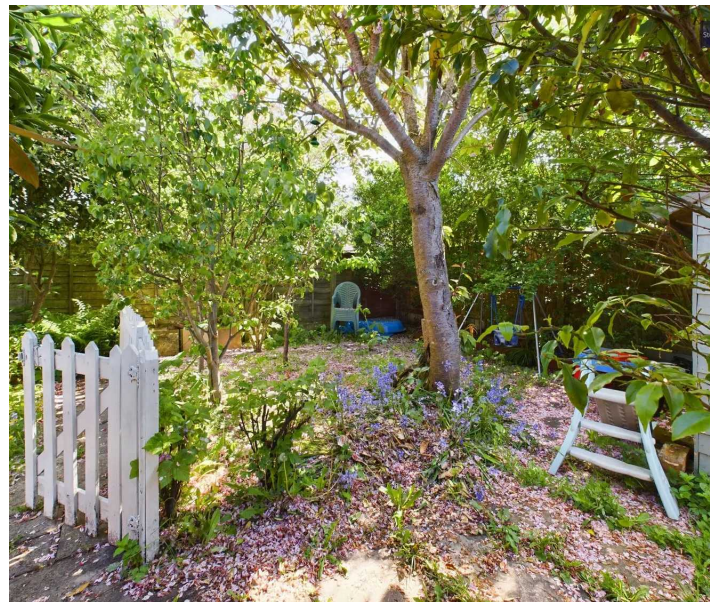
Gravelled garden and driveway providing off road parking.

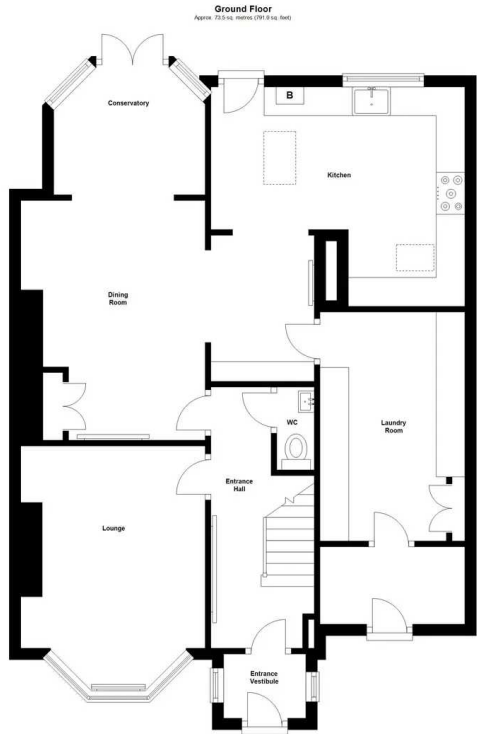
REAR GARDEN

Generous sized South facing enclosed garden.

OFF ROAD

1 Parking Space





Total area: approx. 119.5 sq. metres (1285.5 sq. feet)
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