



31 Marcroft Avenue, Blackpool

Blackpool

Offers Over **£150,000**

31 Marcroft Avenue

Blackpool, Blackpool

Conveniently located three bedroom semidetached property in FY4. This property includes entrance hall, lounge, open plan kitchen diner, three bedrooms and family bathroom. The property is situated on Marcroft Avenue next to Lenox gate.

The property is a corner plot give you ample garden and space the front and side. This is a must view property to see its beauty.

Council Tax band: B

Tenure: Freehold

- Corner plot
- Off road parking





Entrance hall

12' 10" x 5' 9" (3.9m x 1.74m)

Leading to lounge, kitchen diner and first floor landing. Laminate floor running through to the lounge. Under stairs storage with combination boiler located.

Lounge

16' 1" x 10' 11" (4.9m x 3.34m)

Lounge to the front with UPVC bay window, feature wooden beams on ceiling.

Kitchen / Diner

9' 1" x 17' 3" (2.77m x 5.25m)

Open plan, kitchen diner with tiled flooring matching base and eyelevel units. Foreign gas hob, electric oven and extractor over. Flush spotlighting in kitchen. Access to the garden from side door.





Landing

8' 1" x 3' 2" (2.46m x 0.97m)

Leading to Bedrooms and family bathroom.

Bedroom 1

13' 6" x 10' 10" (4.11m x 3.3m)

Master bedroom to the front with UPVC double glazed window. A range of fully fitted wardrobes with drawers and hanging rails.

Bedroom 2

11' 4" x 9' 7" (3.45m x 2.93m)

Second bedroom to the rear with fitted wardrobes. UPVC double glaze window.

Bedroom 3

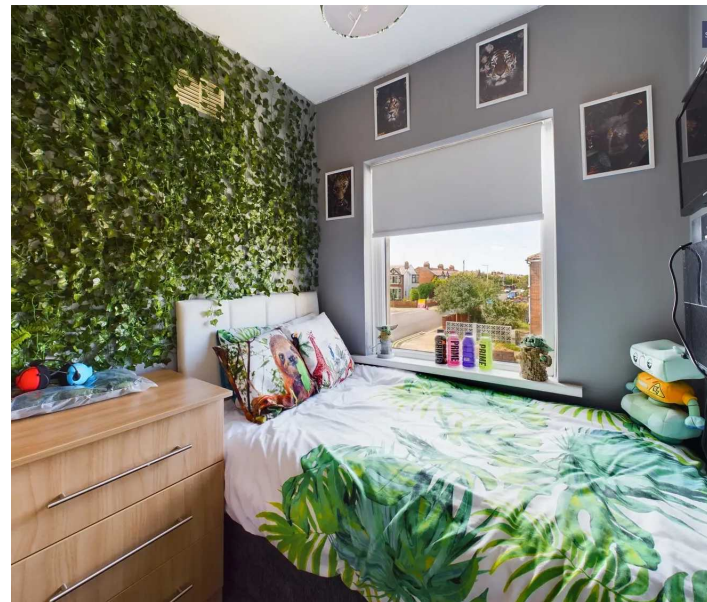
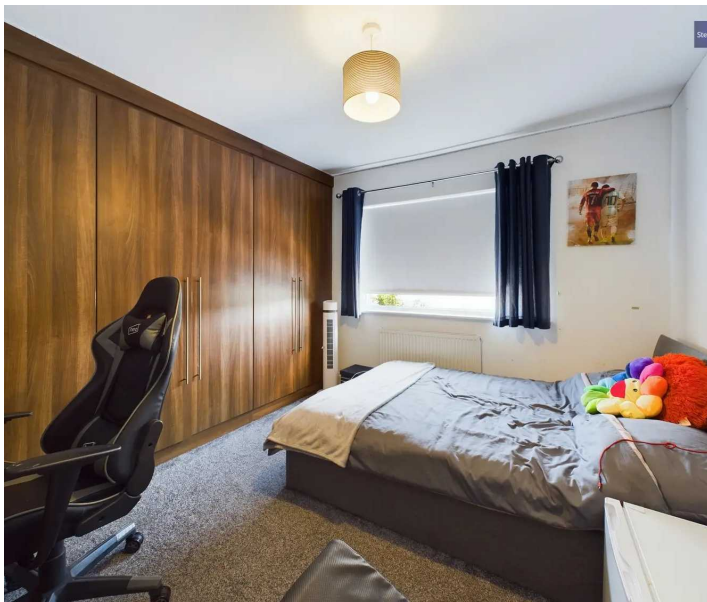
7' 2" x 6' 4" (2.19m x 1.92m)

Third bedroom to the front with corner fitted wardrobes. UPVC double glaze window.

Bathroom

7' 2" x 5' 7" (2.19m x 1.69m)

Fully tiled family bathroom. Fitted with a three-piece suite includes shower over bath, low-level WC, floating basin with mirror over.







FRONT GARDEN

West facing front garden laid with a mix of stones and flags.

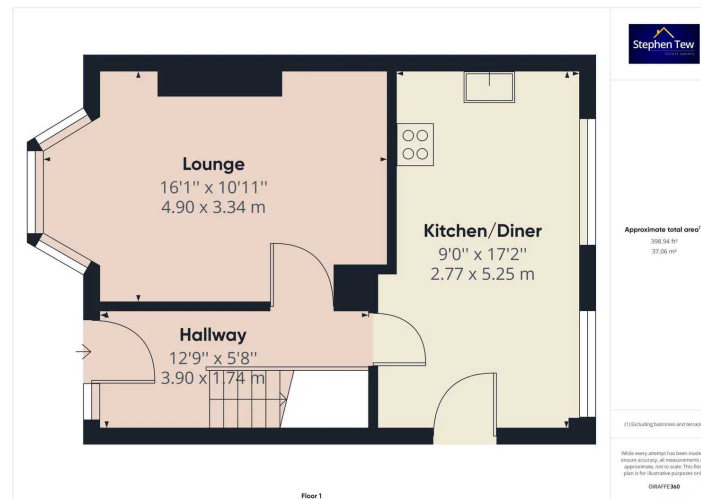
REAR GARDEN

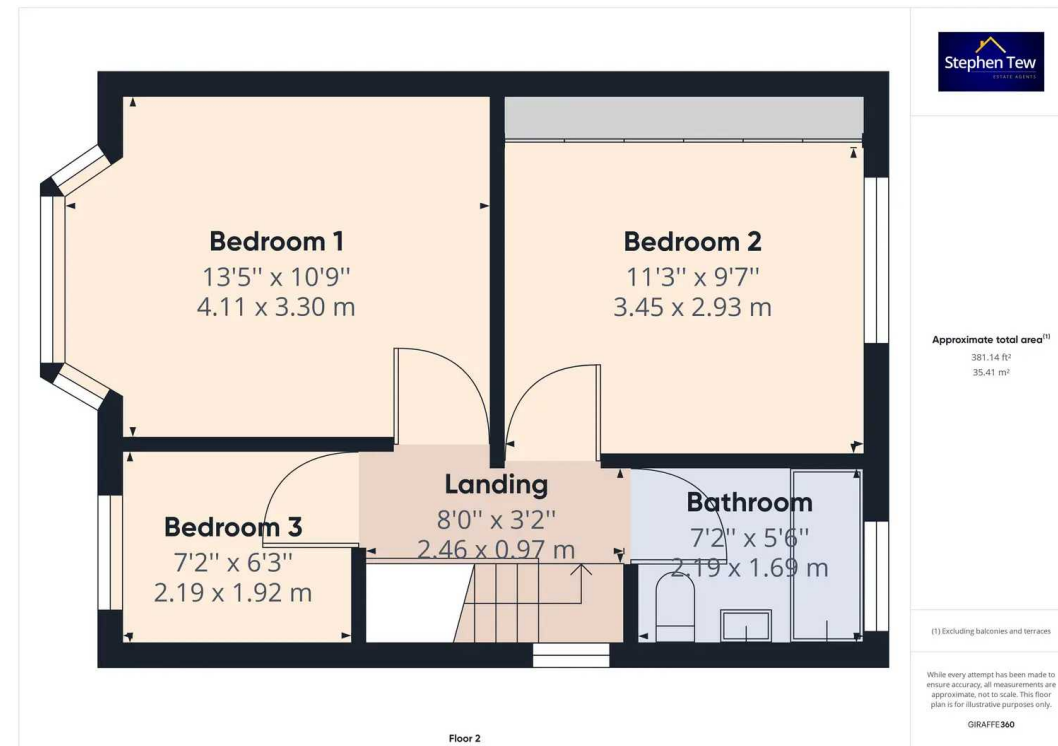
South facing rear garden light with artificial grass and patio area. With gates for off-road parking.

OFF ROAD

2 Parking Spaces

Off-road parking for two reasonably sized vehicles.







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