Stephen Tew
ESTATE AGENTS

Waltham Avenue, Blackpool

Offers Over **£200,000**

31 Waltham Avenue

Blackpool, Blackpool

Two bedroom true bungalow situated in a popular residential area just off St. Anne's Road close to local shops and amenities. Comprising of entrance vestibule, hallway, lounge, two bedrooms both with fitted wardrobes, four piece suite bathroom, kitchen, dining room, separate WC and conservatory. Externally there is an enclosed yard to the rear with lean-to and a well maintained corner plot garden. There is off road parking and a garage. The property is being sold with no chain.
Council Tax band: D

Tenure: Freehold

- Two bedroom True Bungalow
- Two Reception Rooms
- Conservatory
- Garage and off road parking
- No Chain

Other
Entrance vestibule

Hallway
13' 8" x 6' 9" (4.16m x 2.06m)
Hallway with storage cupboards

Lounge
14' 3" x 16' 8" (4.35m x 5.09m)
uPVC double glazed bay window, gas fire and radiator

Kitchen
9' 10" x 28' 1" (3m x 8.55m)
Matching range of base and eye level units and worktops, integrated oven and hob. UPVC double glazed window. Leading onto the dining room.

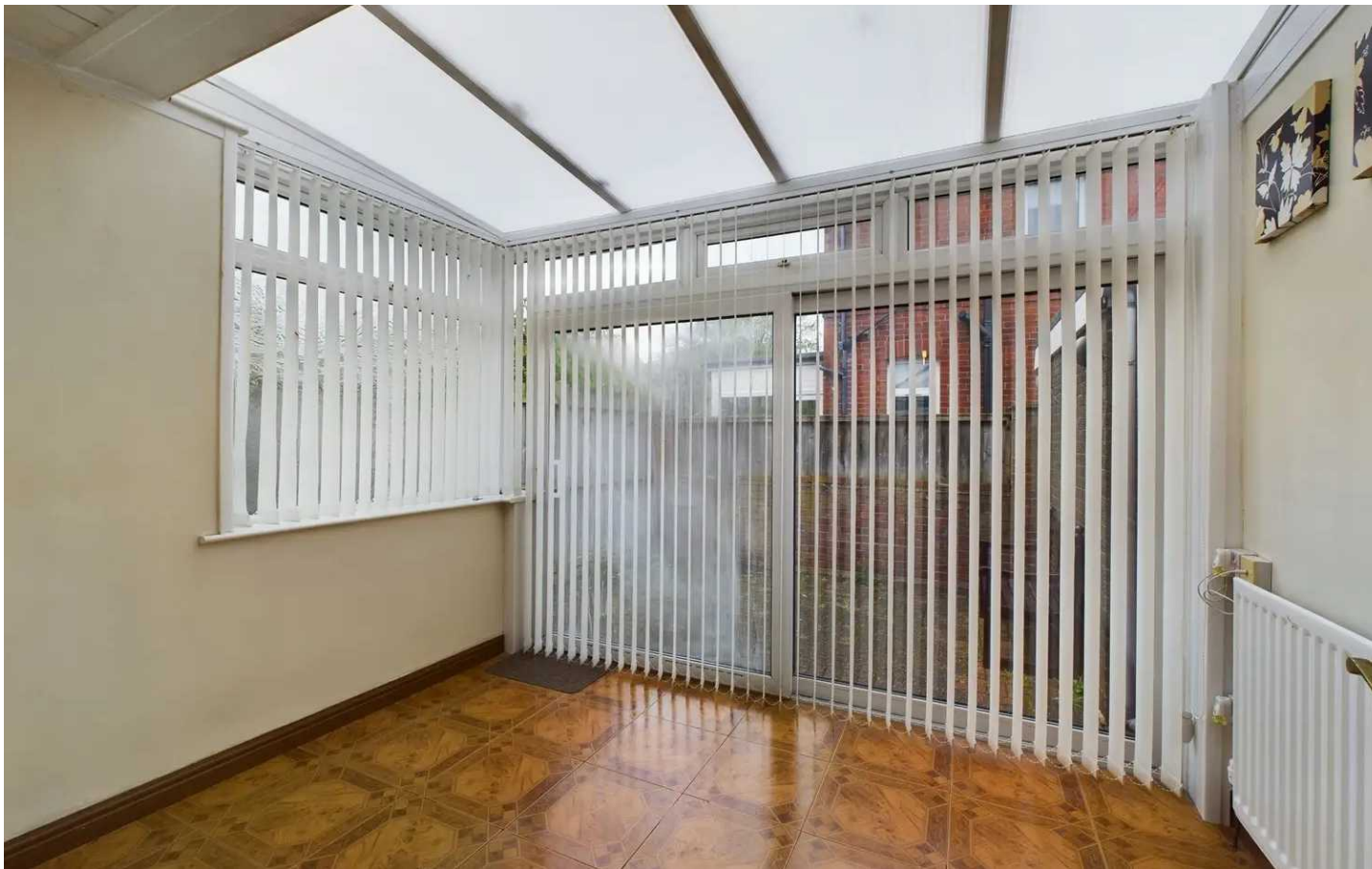## Dining Room
9' 10" x 28' 1" (3m x 8.55m)
Open plan dining area leading off from the kitchen. Door leading onto the conservatory and downstairs WC.

Wc
6' 2" x 2' 6" (1.89m x 0.75m)
WC leading off from the dining room.

Conservatory
6' 11" x 10' 2" (2.1m x 3.11m)
Leading off from the dining room. UPVC double glazed sliding patio doors.

Bedroom
15' 7" x 9' 11" (4.74m x 3.03m)
Bedroom 1 with fitted wardrobes and storage units, uPVC double glazed window and radiators
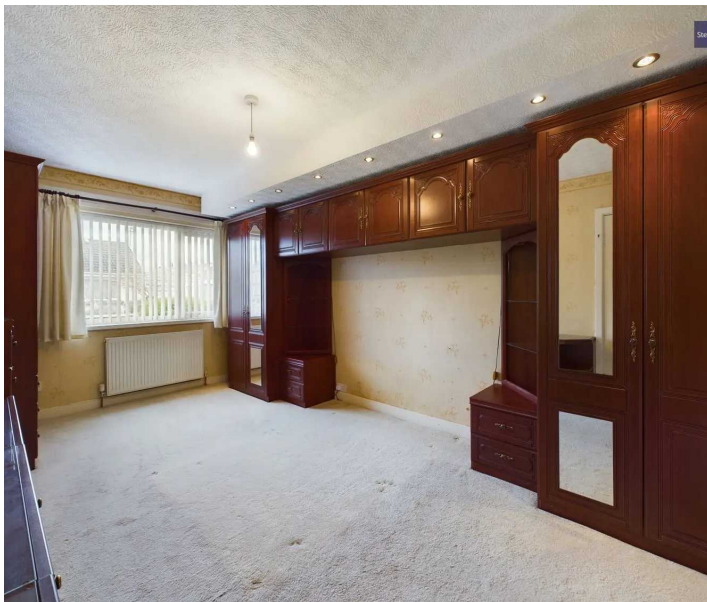
Bedroom 2
9' 8" x 10' 6" (2.94m x 3.2m)
Bedroom 2 to the front with fitted wardrobes, uPVC double glazed window and radiator

Bathroom
7' 10" x 9' 10" (2.39m x 3m)
Four piece suite bathroom. UPVC double glazed window and radiator

GARDEN

Corner plot garden with a yard and lean-to to the side/rear of the property.

GARAGE

Single Garage

OFF ROAD

1 Parking Space

WC
6'2" x 2'5"
1.89 x 0.75 m

Bathroom
7'10" x 9'10"
2.39 x 3.00 m

Bedroom
15'6" x 9'11"
4.74 x 3.03 m

Sunroom
6'10" x 10'2"
2.10 x 3.11 m

**Kitchen /
Diner**
9'10" x 28'0"
3.00 x 8.55 m

Hallway
13'7" x 6'9"
4.16 x 2.06 m

Approximate total area[1]
1169.75 ft²
108.67 m²

Lounge
14'3" x 16'8"
4.35 x 5.09 m

Outdoor space
10'10" x 13'3"
3.32 x 4.05 m

Bedroom
9'7" x 10'5"
2.94 x 3.20 m

(1) Excluding balconies and terraces

Entry
3'8" x 3'11"
1.12 x 1.19 m

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

GIRAFFE360

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