

Bertrand Avenue

Blackpool

Offers Over **£175,000**

12 Bertrand Avenue

Blackpool, Blackpool

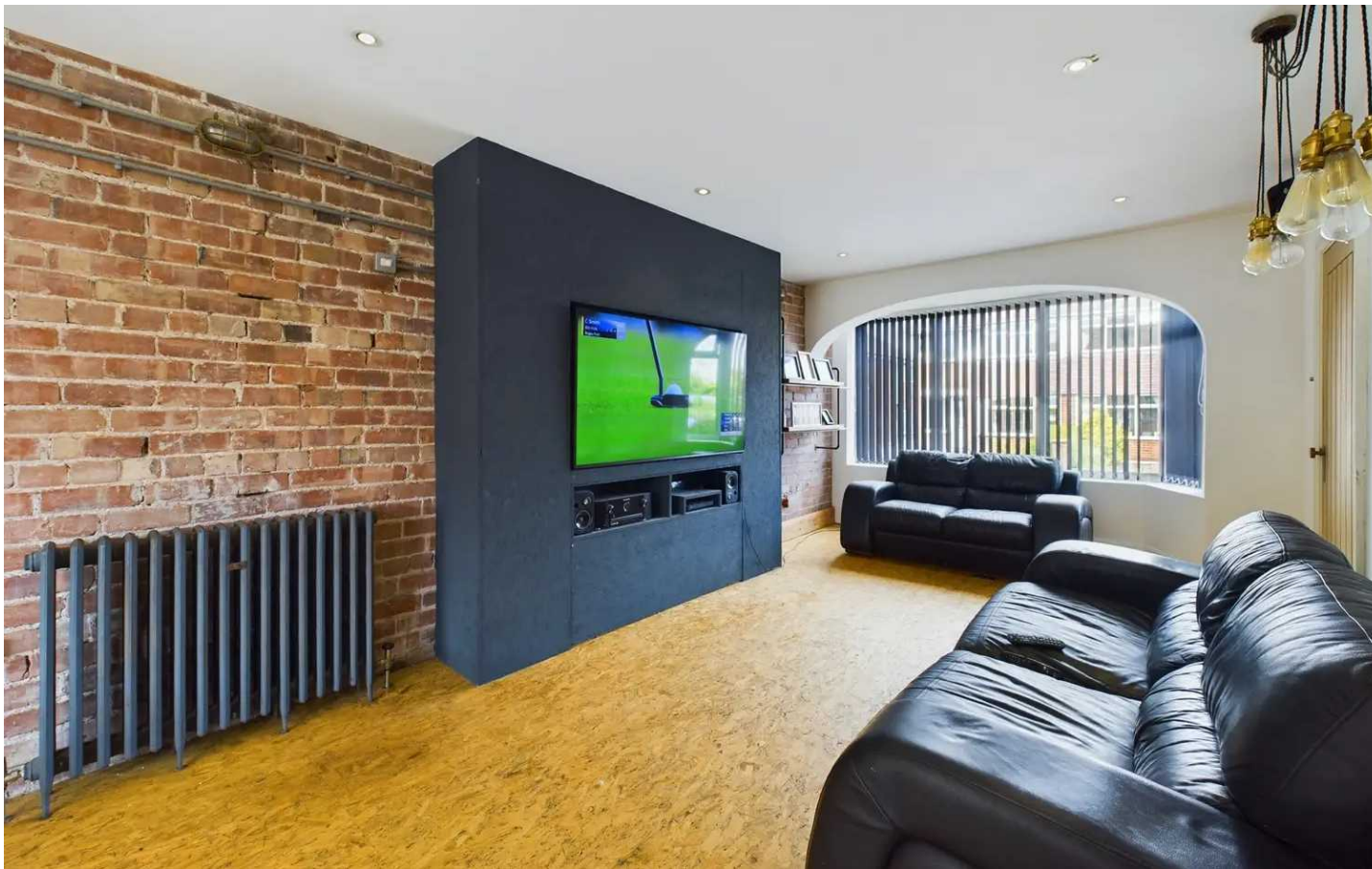
Spacious three bedroom semi detached property featuring open plan style living and briefly comprising of hallway, open plan lounge/diner leading onto the kitchen to the ground floor. Upstairs there are three bedrooms and four piece suite wet room/bathroom. UPVC double glazed throughout and gas central heating. Externally there is off road parking for multiple cars, a double garage to the rear and lawned south facing garden. Sold with no chain. Viewing is highly recommended to appreciate the living space this wonderful home has to offer.

Council Tax band: C

Tenure: Freehold

- **Open Plan Living**
- **No Chain**
- **Double Garage**
- **Wet Room**





Hallway

9' 0" x 4' 0" (2.74m x 1.22m)

Lounge/Diner

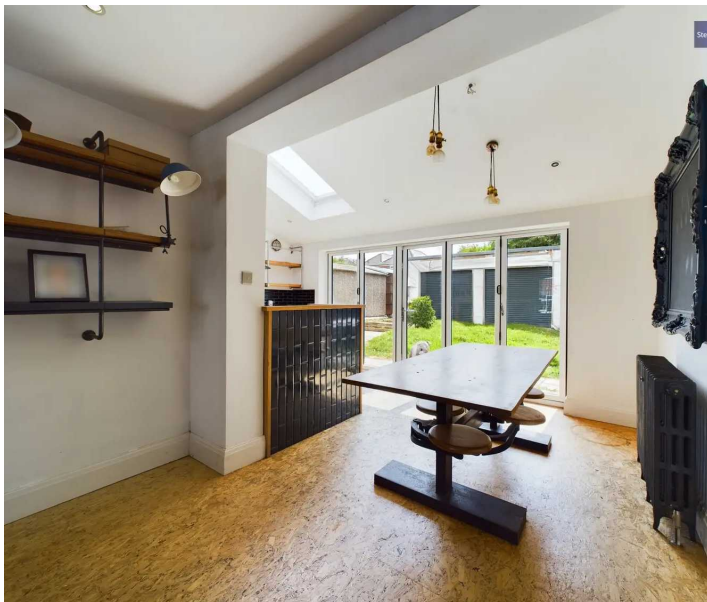
23' 11" x 11' 1" (7.29m x 3.37m)

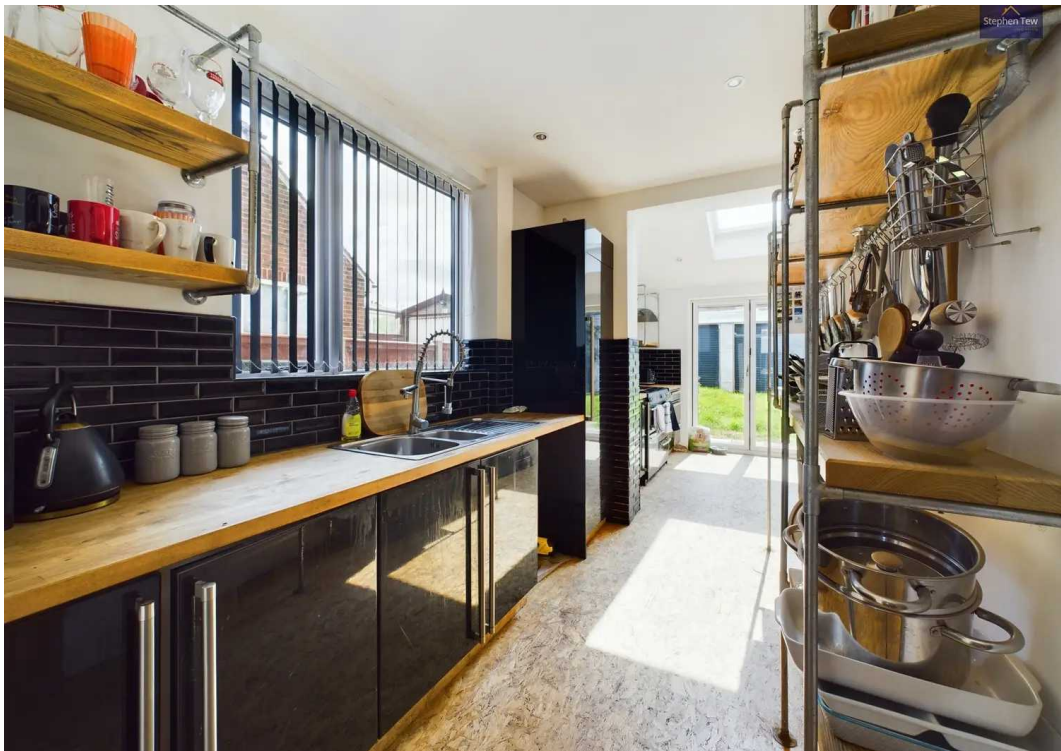
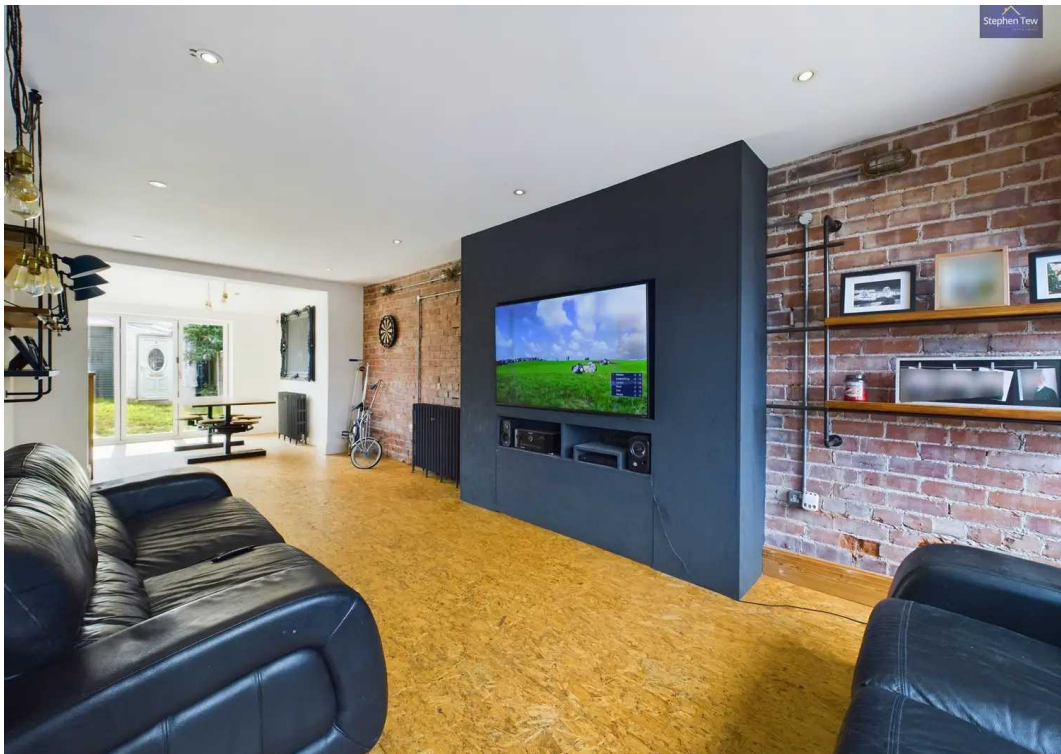
Open plan lounge/dining room. UPVC double glazed window to the front elevation, radiators and feature media wall in the lounge. Flushed ceiling spotlights, skylight and uPVC double glazed bi-folding doors spanning the width of the rear wall opening up to the garden. Leading onto the kitchen.

Kitchen

10' 11" x 6' 7" (3.32m x 2.01m)

Base level units, rustic style wooden shelving and fitted wooden worktops with plumbing and electric points for appliances, one and half bowl stainless steel sink with drainer board, uPVC double glazed window to the side elevation and radiator.







Landing

5' 10" x 3' 2" (1.79m x 0.97m)

Access to the loft.

Bedroom 1

12' 9" x 10' 9" (3.88m x 3.28m)

UPVC double glazed window to the front elevation, radiator, laminate flooring, flushed ceiling spotlights and built in shelving unit with media wall.

Bedroom 2

11' 2" x 10' 10" (3.41m x 3.31m)

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

Bedroom 3

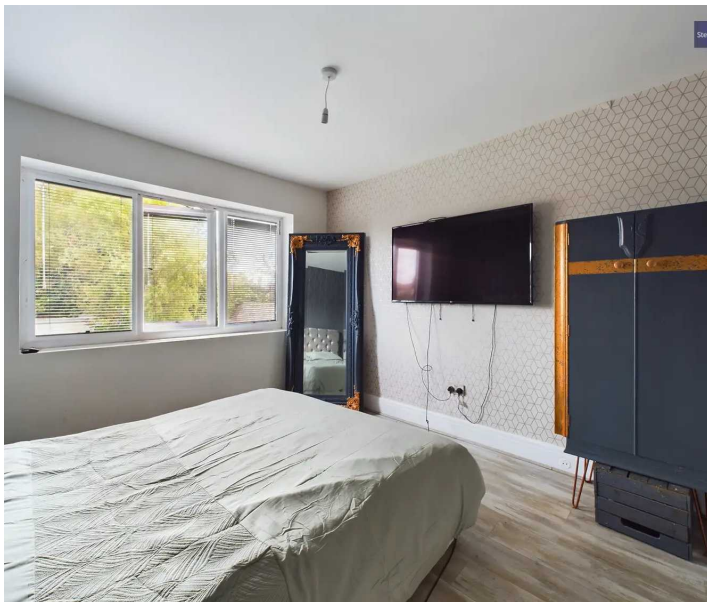
6' 10" x 6' 6" (2.09m x 1.99m)

UPVC double glazed window to the front elevation, radiator and laminate flooring.

Bathroom

8' 5" x 6' 10" (2.56m x 2.08m)

Four piece suite floor to ceiling tiled wet room/bathroom. Comprising of low flush WC and wash basin unit with storage, freestanding bath and shower head. Flushed ceiling spotlights, heated towel rail and two uPVC double glazed opaque windows to the side elevation. Bluetooth controlled music system installed.





FRONT GARDEN

Paved garden to the front with off road parking

REAR GARDEN

South facing lawned garden to the rear with access to the double garage.

OFF ROAD

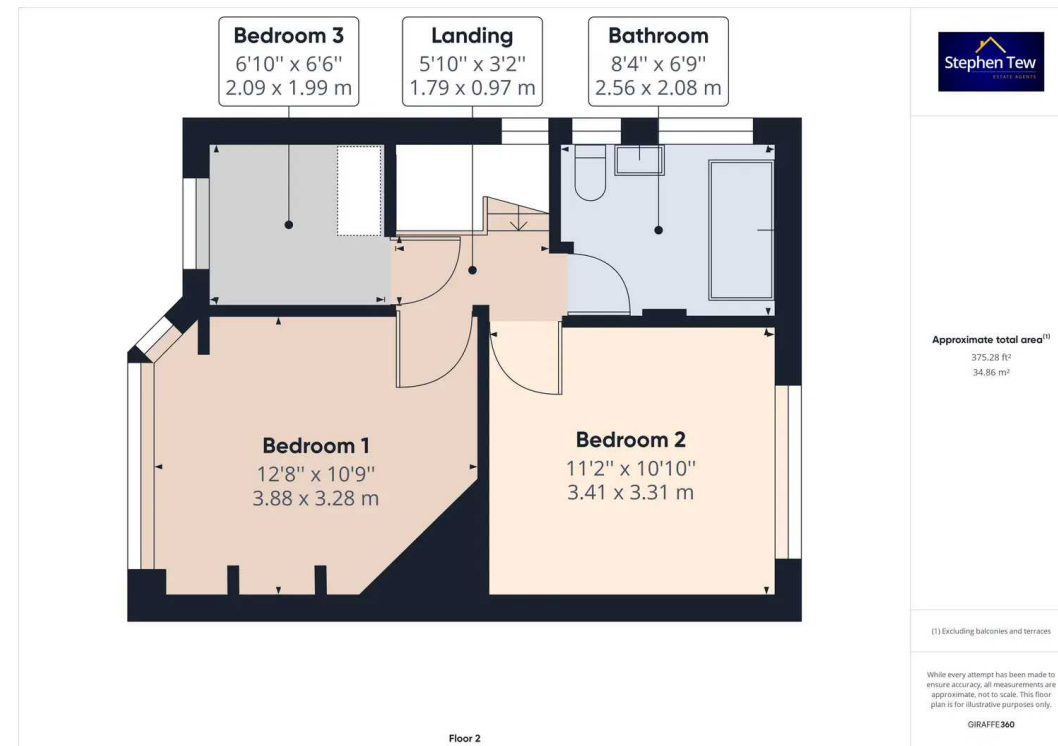
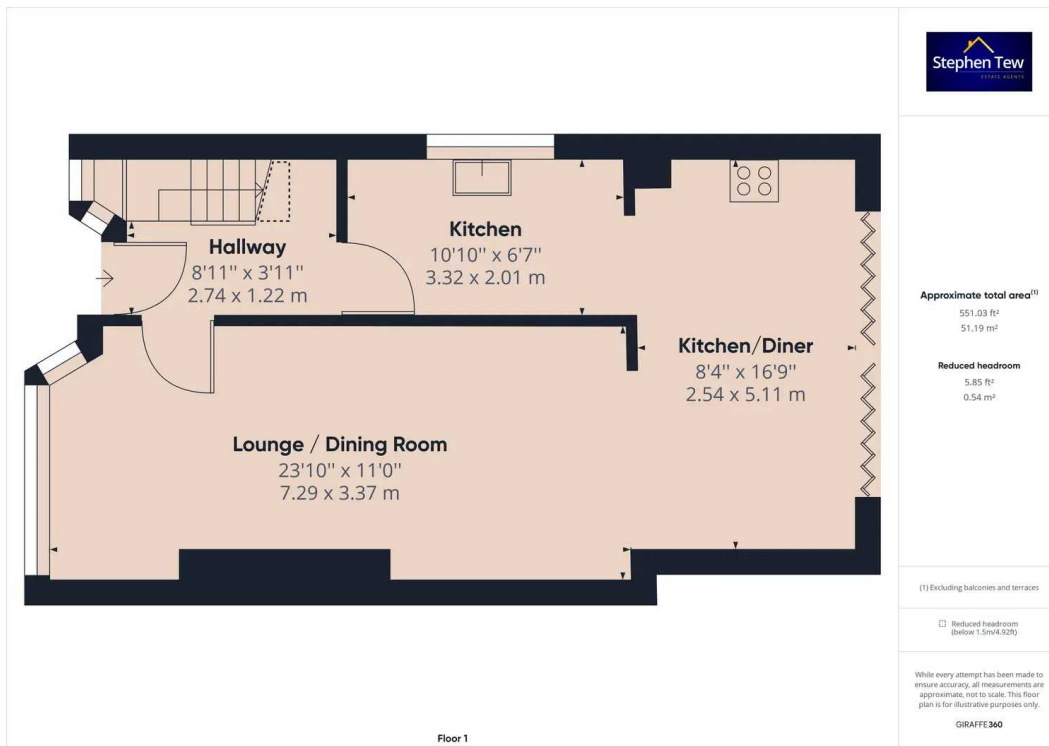
2 Parking Spaces

GARAGE

Double Garage

Double garage to the rear of the property.







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