



**64 Roseacre, Blackpool**

Blackpool

Offers Over **£165,000**

# 64 Roseacre

Blackpool, Blackpool

Deceptively spacious two bedroom semi detached true bungalow situated in a sought after location within close proximity to many amenities, shops, transport links providing easy access to Lytham St Annes and Blackpool. Offering an abundance of living space throughout and benefitting from no onward chain this wonderful property briefly comprises of entrance vestibule, hallway, lounge, two bedrooms, dining room, kitchen, bathroom, utility room, rear porch, open-plan sitting room/conservatory. Viewing is essential to appreciate the accommodation on offer.

Council Tax band: C

Tenure: Freehold

- True Bungalow
- Abundance Of Living Space
- Conservatory
- Off Road Parking
- Sought After Location
- South Facing Rear Garden
- No Onward Chain





### Other

Entrance Vestibule

### Hallway

### Lounge

15' 4" x 11' 2" (4.67m x 3.40m)

UPVC double glazed walk in bay window to the front elevation, gas fire, radiator.

### Bedroom 1

UPVC double glazed walk in bay window to the front elevation, radiator.

### Bedroom 2

9' 7" x 10' 8" (2.91m x 3.25m)

UPVC double glazed window to the side elevation, radiator.

### Utility Room

5' 10" x 3' 3" (1.77m x 1.00m)

Plumbing for washing machine.

### Dining Room

12' 6" x 11' 2" (3.82m x 3.40m)

Dining room with potential gas fire, radiator, leading onto kitchen.



### Kitchen

9' 5" x 10' 3" (2.86m x 3.12m)

Fitted with a matching range of base and wall units, oven with four ring gas hob, space for fridge and freezer. UPVC double glazed window to the side and rear elevation, patio door leading onto conservatory.

### Rear Porch

5' 10" x 9' 3" (1.78m x 2.82m)

### Sitting Room

8' 7" x 8' 10" (2.61m x 2.69m)

Open-Plan to the conservatory, UPVC double glazed window to the side elevation.

### Conservatory

8' 8" x 10' 10" (2.64m x 3.31m)



#### **Other**

Entrance Vestibule

#### **Hallway**

#### **Lounge**

15' 4" x 11' 2" (4.67m x 3.40m)

UPVC double glazed walk in bay window to the front elevation, gas fire, radiator.

#### **Bedroom 1**

UPVC double glazed walk in bay window to the front elevation, radiator.

#### **Bedroom 2**

9' 7" x 10' 8" (2.91m x 3.25m)

UPVC double glazed window to the side elevation, radiator.

#### **Utility Room**

5' 10" x 3' 3" (1.77m x 1.00m)

Plumbing for washing machine.

#### **Dining Room**

12' 6" x 11' 2" (3.82m x 3.40m)

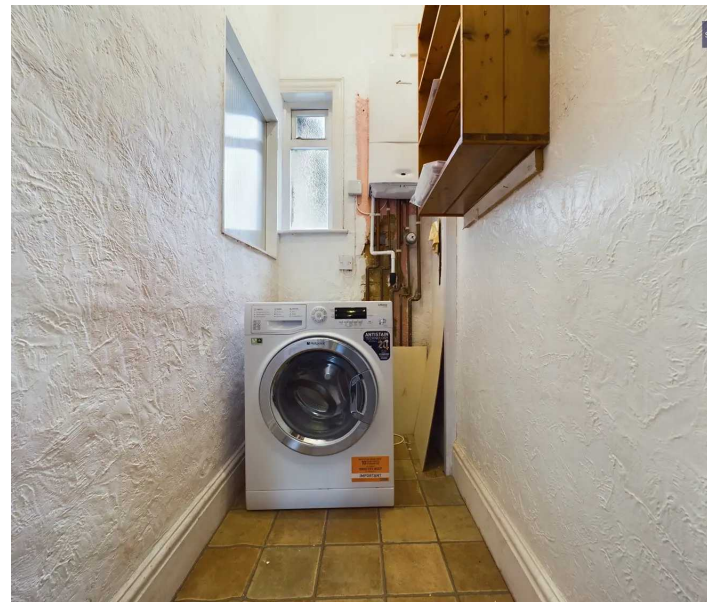
Dining room with potential gas fire, radiator, leading onto kitchen.



#### **Kitchen**

9' 5" x 10' 3" (2.86m x 3.12m)

Fitted with a matching range of base and wall units, oven with four ring gas hob, space for fridge and freezer. UPVC double glazed window to the side and rear elevation, patio door leading onto conservatory.



#### **Rear Porch**

5' 10" x 9' 3" (1.78m x 2.82m)

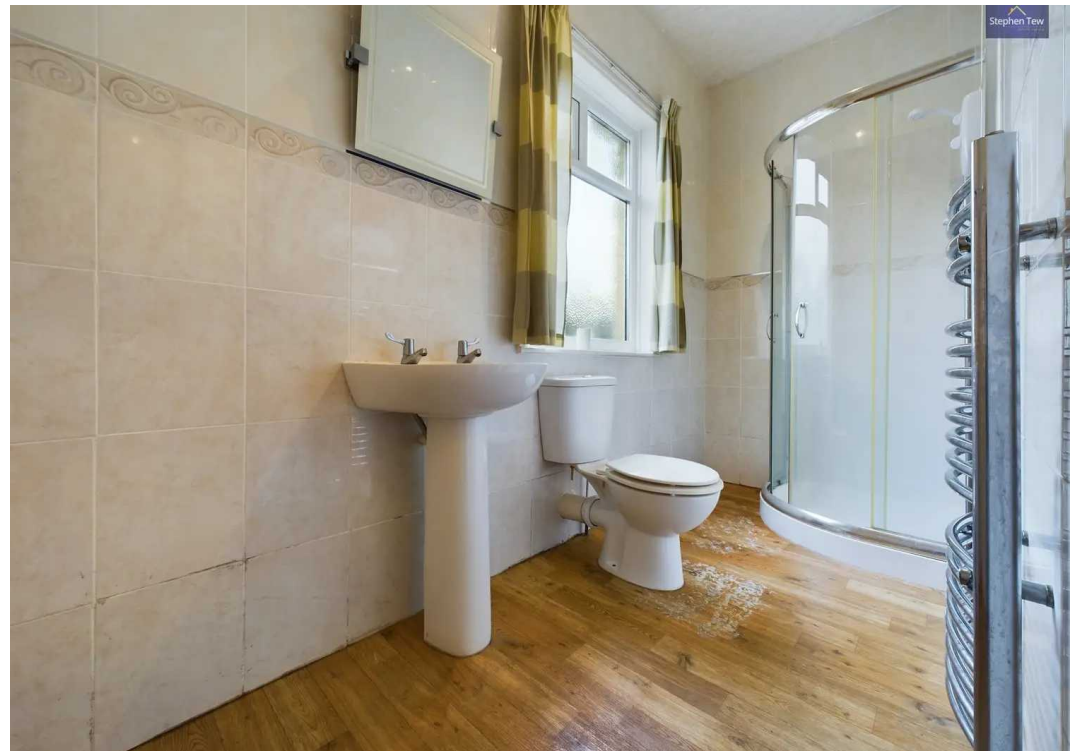
#### **Sitting Room**

8' 7" x 8' 10" (2.61m x 2.69m)

Open-Plan to the conservatory, UPVC double glazed window to the side elevation.

#### **Conservatory**

8' 8" x 10' 10" (2.64m x 3.31m)





#### **FRONT GARDEN**

Low maintenance front garden.

#### **REAR GARDEN**

Paved low maintenance SOUTH facing rear garden.

#### **OFF ROAD**

1 Parking Space

Driveway providing off road parking.







## Stephen Tew Estate Agents

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