



**Northrop Works, Rear Of 9-21 Melrose Avenue, Layton**

Blackpool

Offers Over **£275,000**

# Northrop Works, Rear Of 9-21 Melrose Avenue

Layton, Blackpool

This impressive converted commercial unit has been transformed into a 4 Bedroom detached home with no expense spared. The property consists of Entrance hall, Ground floor WC, Lounge, Kitchen, Open plan to Dining room and lounge, Separate dwelling with En-suite and kitchenette. The first floor landing includes 3 Bedrooms with Master bedroom benefitting from En-suite and walk in wardrobe and Family bathroom.

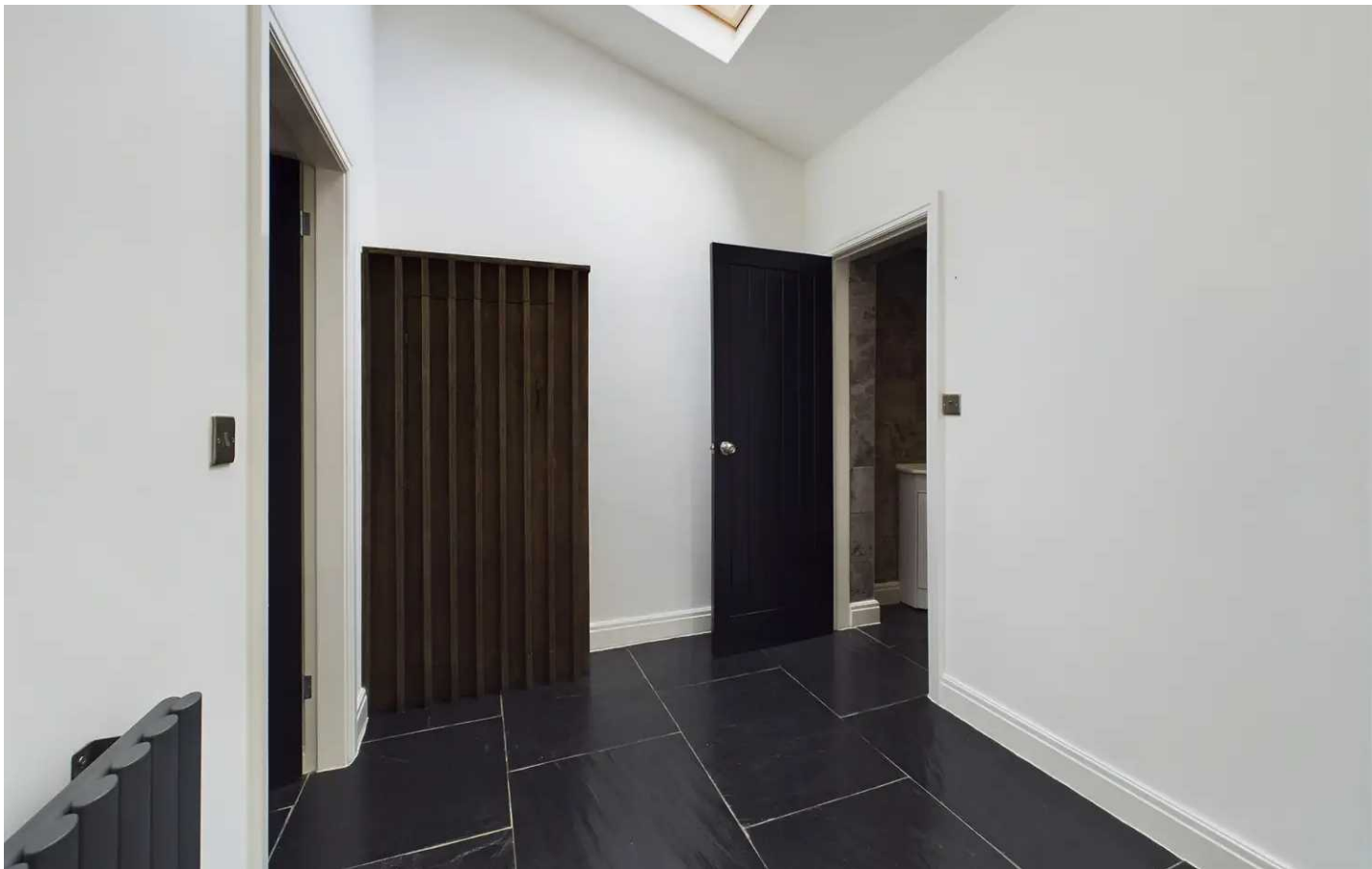
To the rear is an enclosed low maintenance garden and off road parking to the front of the property.

Council Tax band: C

Tenure: Freehold

- No chain
- Ground floor WC
- En-suite
- Recently Renovated
- Off road parking





#### **Entrance hall**

10' 6" x 7' 1" (3.20m x 2.16m)

Vestibule entrance with Brazilian slate flooring, access to ground floor WC and lounge.

#### **Ground Floor WC**

4' 8" x 2' 6" (1.43m x 0.75m)

2 piece ground floor WC, with marble effect tiled to walls and Brazilian slate flooring.

#### **Lounge**

14' 7" x 21' 0" (4.44m x 6.41m)

With feature fireplace and electric fire, patio doors to garden and open plan to Kitchen and under stairs storage.

#### **Kitchen**

14' 6" x 14' 0" (4.42m x 4.27m)

Fitted with matching base and eye level units, integrated dishwasher, washer/dryer, range gas and electric cooker with extractor over with cover and composite worktop and Brazilian slate flooring.

#### **Dining room**

16' 1" x 13' 3" (4.90m x 4.03m)

With bi folding doors to garden, Breakfast bar, modern style radiator and Brazilian slate flooring.



#### **Ground floor Bedroom**

14' 7" x 12' 10" (4.45m x 3.91m)

Bedroom 4 with separate access. Fitted kitchenette and 3 piece en-suite. This can be used as separate dwelling.

#### **En-suite**

4' 0" x 7' 5" (1.21m x 2.27m)

3 piece shower En-suite, with tiled surround and tiled flooring.



### **Dining room**

16' 1" x 13' 3" (4.90m x 4.03m)

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### **Ground floor Bedroom**

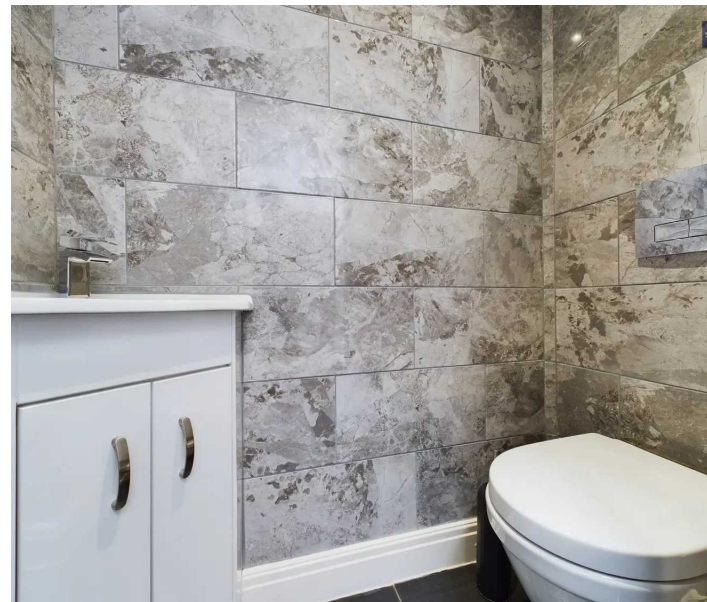
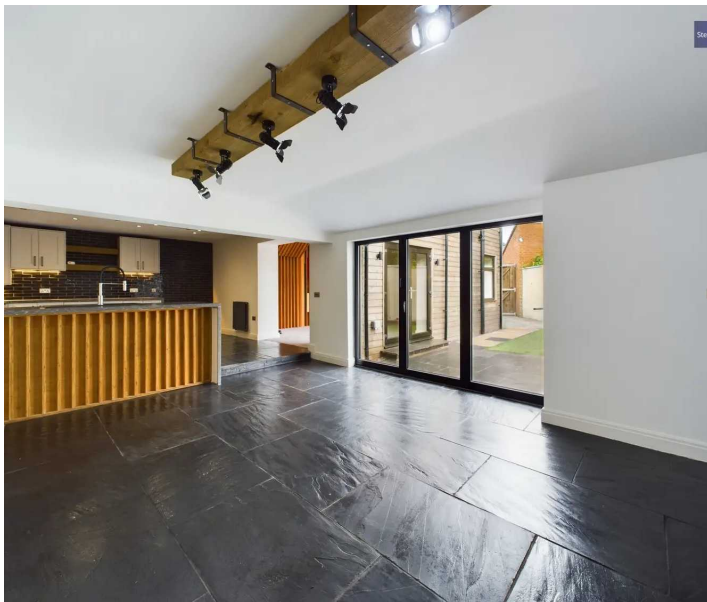
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### **En-suite**

4' 0" x 7' 5" (1.21m x 2.27m)

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### **Landing**

7' 7" x 14' 2" (2.30m x 4.32m)

Leading to bedrooms and family bathroom.

### **Bedroom 1**

13' 11" x 10' 10" (4.24m x 3.31m)

Master Bedroom, with walk-in wardrobe and access to En-suite.

### **En-suite**

8' 11" x 3' 3" (2.71m x 1.00m)

3 piece shower En-suite with fully tiled shower cubicle.

### **Wardrobe**

4' 9" x 3' 4" (1.46m x 1.01m)

Walk-in wardrobe off master bedroom.

### **Bedroom 2**

8' 1" x 10' 5" (2.47m x 3.18m)

Second bedroom with UPVC double glazed window and radiator under.

### **Bedroom 3**

6' 8" x 10' 8" (2.04m x 3.25m)

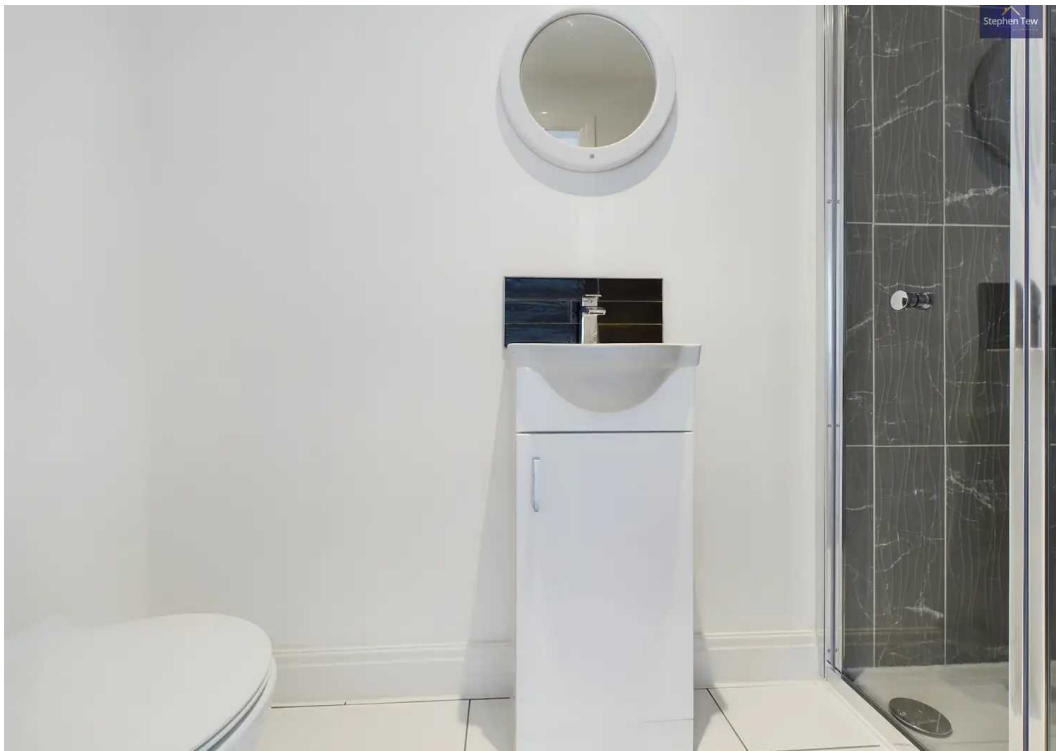
Third Bedroom with UPVC double glazed window and radiator under.

### **Family Bathroom**

6' 1" x 6' 10" (1.85m x 2.09m)

Fitted with a 3 piece suite, tiled splash back, low level WC and bespoke sink unit.







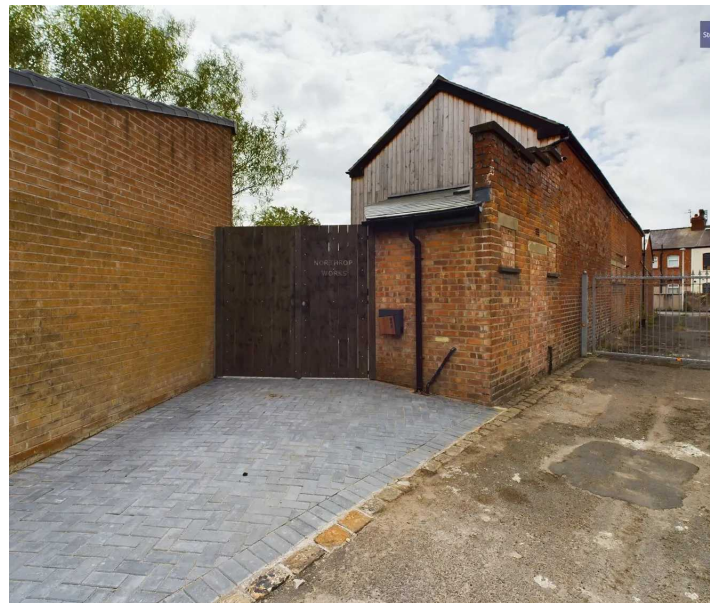
### REAR GARDEN

East facing secure garden with Brazilian slate and low level planted boarder and artificial grass. Out door electric point and tap. Bike / Garden shed.

### OFF ROAD

2 Parking Spaces

Gated off road parking to the front of the property.









## Stephen Tew Estate Agents

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