



Angers Hill Road, Blackpool

Offers Over **£150,000**

Angers Hill Road

Blackpool

Situated in a sought-after residential area, this impressive 3 bedroom semi-detached house is an ideal family home. With no chain, the property is ready for its new owners to move in and make it their own.

Upon entering, you are greeted by a bright and inviting hallway that leads to two spacious reception rooms, perfect for entertaining guests or enjoying a cosy night in. The modern kitchen boasts ample storage space and is accompanied by a convenient utility room, making tasks such as laundry a breeze.

Upstairs, you will find three well-proportioned bedrooms, each offering plenty of natural light. The modern bathroom features a sleek white suite and contemporary fittings, providing a tranquil space to unwind and relax.

With regards to outdoor space, the property boasts an enclosed garden to the front, allowing for additional privacy. A side gate provides easy access to the garden at the rear of the property, a low maintenance paved garden presents itself, ideal for hosting family barbeques or simply enjoying the fresh air in a serene setting.

Perfectly blending practicality and style, this property is a must-see for anyone looking for a comfortable and modern family home. An early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: B

Tenure: Freehold

- No Chain
- 2 Reception Rooms
- Utility Room
- Recently Refurbished





Hallway

16' 8" x 6' 3" (5.07m x 1.91m)

Laminate flooring, radiator, access to meter cupboard. Flushed ceiling spotlights with motion sensed security light.

Lounge

12' 8" x 12' 4" (3.86m x 3.77m)

UPVC double glazed bay window to the front elevation, radiator, wooden feature fire surround, LED ceiling light. New electrical points installed for a wall mounted television.

Dining Room

13' 11" x 10' 0" (4.25m x 3.05m)

UPVC double glazed windows to the rear elevation, radiator, laminate flooring and feature fireplace.

Kitchen/Diner

18' 0" x 7' 3" (5.49m x 2.20m)

Leading off from the dining room. Matching range of base and wall units with fitted worktops, integrated oven and four ring electric hob with extractor hood, integrated fridge and dishwasher, sink with mixer tap and draining board. Laminate flooring and flushed ceiling spotlights, UPVC double glazed door leading onto the garden. Access to the utility room.



Utility Room

14' 7" x 5' 8" (4.44m x 1.73m)

Leading off from the kitchen with fitted units and plumbing for washing machine/dryer. UPVC double glazed window and door leading to the garden.

**Landing**

8' 2" x 3' 5" (2.49m x 1.03m)

Flushed ceiling spotlights, loft access.

Bedroom 1

12' 8" x 11' 4" (3.87m x 3.46m)

UPVC double glazed window to the front elevation, radiator.

Bedroom 2

14' 1" x 11' 3" (4.28m x 3.44m)

UPVC double glazed window to the rear elevation, radiator, storage cupboard housing the boiler.

Bedroom 3

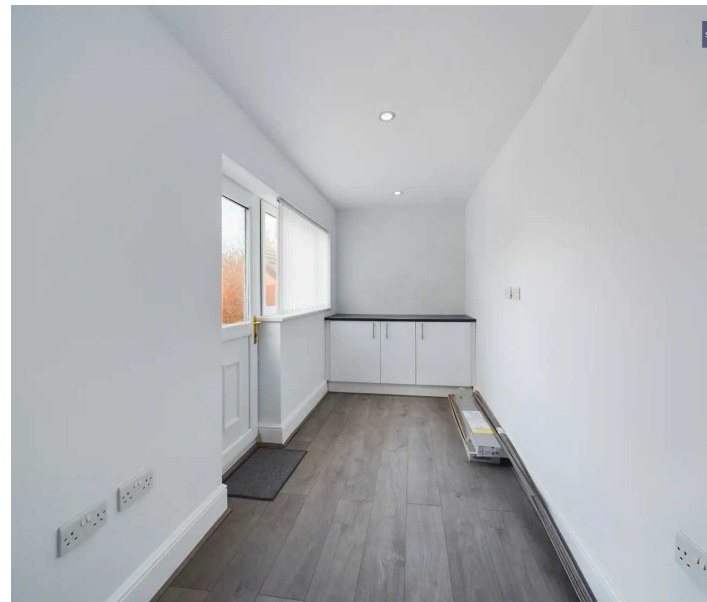
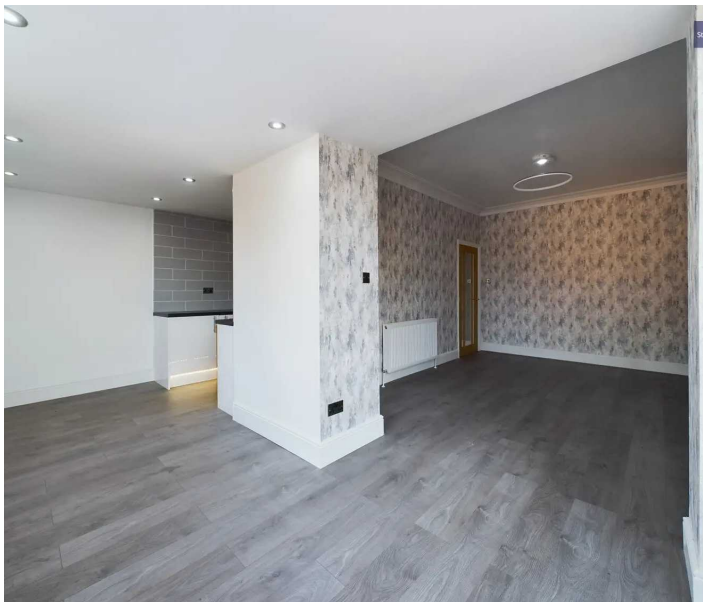
7' 10" x 7' 5" (2.40m x 2.26m)

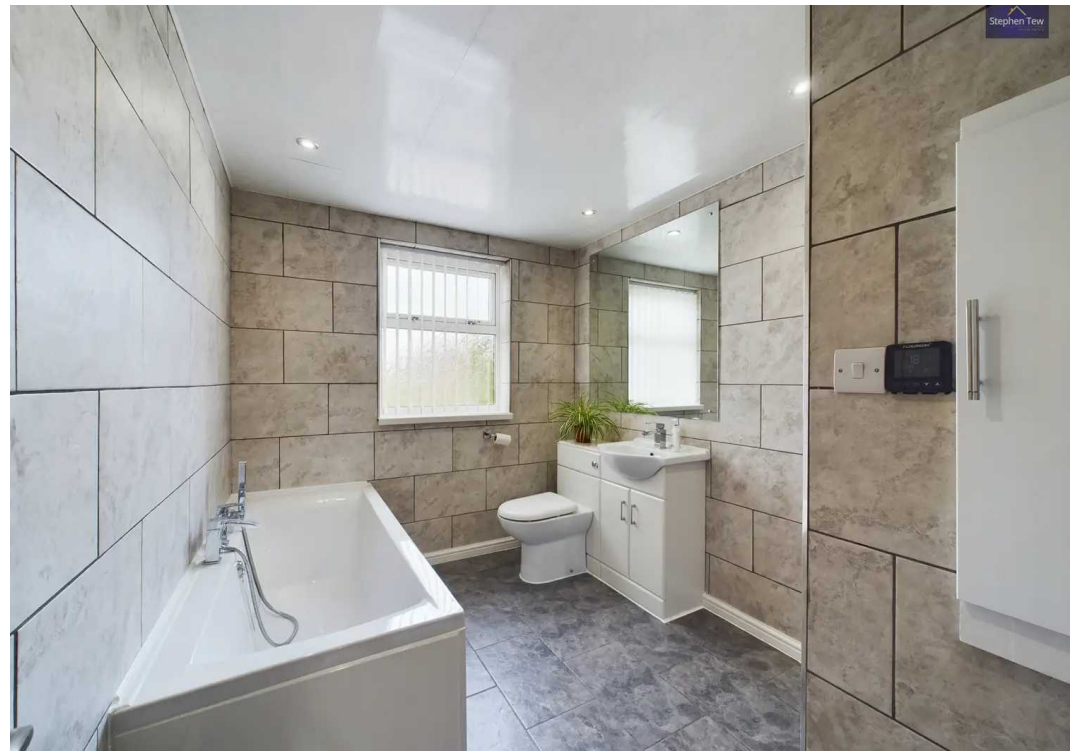
UPVC double glazed window to the front elevation, radiator.

Bathroom

9' 10" x 7' 3" (3.00m x 2.21m)

Four piece suite comprising of low flush WC and wash basin unit with storage cupboards, panelled bath with shower attachment and separate enclosed shower cubicle. UPVC double glazed opaque window and under floor heating.







FRONT GARDEN

Enclosed garden to the front with side gate.

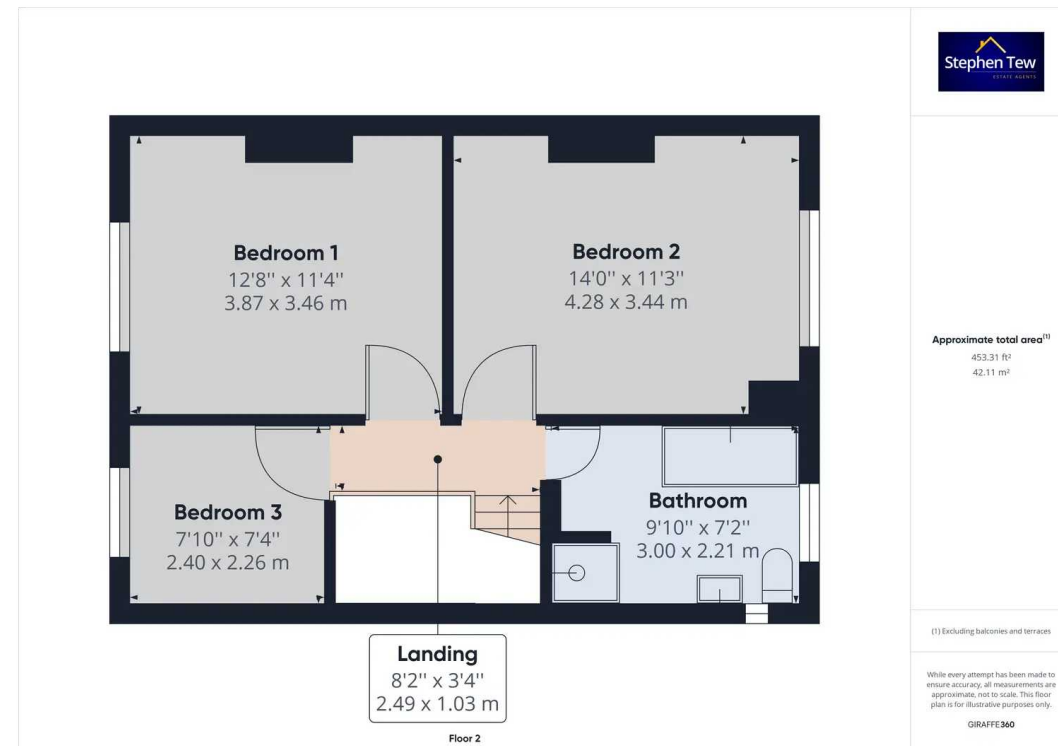
REAR GARDEN

Low maintenance paved north facing garden to the rear.

ON ROAD

1 Parking Space







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