

Swallow Close, Blackpool

Offers Over £160,000

# Swallow Close

## Blackpool

This 3 bedroom mid-terraced property is being offered to the market with no chain. Perfect for a growing family, this property boasts ample space and modern features. The first floor comprises a spacious living room and a well-appointed kitchen/diner. The second floor hosts two generous double bedrooms, both benefiting from en-suite bathrooms, and a single bedroom is situated on the ground floor. With three bathrooms in total, this property provides convenience and comfort.

The rear of the property boasts an enclosed garden, perfect for outdoor activities or a relaxing retreat. The driveway to the front of the property provides additional parking options and the integral garage is an added bonus, providing extra storage or shelter for your vehicle. With its desirable location and appealing features, this property offers a fantastic opportunity for those seeking a comfortable and well-connected home. Don't miss out on this inviting and versatile property, book your viewing today.

Council Tax band: D

Tenure: Leasehold

- No Chain
- Garage
- Off Road Parking
- 3 Bathrooms
- Utility Room



**Entrance vestibule**

6' 2" x 4' 7" (1.87m x 1.39m)

Door leading onto access integral garage.

**Hallway**

14' 6" x 3' 1" (4.41m x 0.94m)

Under stairs storage cupboard, radiator.

**Bathroom**

8' 11" x 2' 9" (2.71m x 0.84m)

Ground floor bathroom comprising of low flush WC, wash basin and enclosed shower cubicle. Radiator.

**Utility Room**

8' 8" x 6' 2" (2.63m x 1.88m)

Base units and fitted worktop, stainless steel sink with draining board and mixer tap. UPVC double glazed window to the rear elevation and door leading onto the garden, radiator.

**Bedroom 1**

8' 10" x 7' 11" (2.68m x 2.42m)

Ground floor bedroom. UPVC double glazed window to the rear elevation, radiator.





### **Landing**

6' 5" x 3' 10" (1.96m x 1.18m)

First floor landing.

### **Lounge**

14' 2" x 14' 7" (4.33m x 4.45m)

UPVC double glazed windows to the front elevation, radiators, gas fire with marble surround.

### **Kitchen/Diner**

8' 9" x 14' 5" (2.67m x 4.40m)

Kitchen/diner. Matching range of base and wall units with fitted worktops. Stainless steel one and half bowl sink with draining board and mixer tap, integrated oven and four ring gas hob with extractor hood, integrated fridge and dishwasher. UPVC double glazed windows to the rear elevation and radiator.





### **Landing**

4' 3" x 4' 2" (1.29m x 1.28m)

Second floor landing.

### **Bedroom 2**

11' 11" x 14' 6" (3.63m x 4.43m)

UPVC double glazed windows to the front elevation, radiators, built in wardrobe with hanging rail. Access to en-suite.

### **En-suite**

6' 5" x 5' 5" (1.96m x 1.65m)

Comprising of low flush WC, wash basin and panelled bath. Radiator.

### **Bedroom 3**

9' 6" x 14' 6" (2.90m x 4.42m)

UPVC double glazed windows to the rear elevation, radiator. Access to en-suite.

### **En-suite**

5' 3" x 5' 5" (1.61m x 1.64m)

Comprising of low flush WC, wash basin and enclosed shower cubicle. Radiator.





#### **FRONT GARDEN**

Driveway to the front.

#### **REAR GARDEN**

Enclosed garden to the rear with laid to lawn and gravelled area.

#### **OFF ROAD**

1 Parking Space

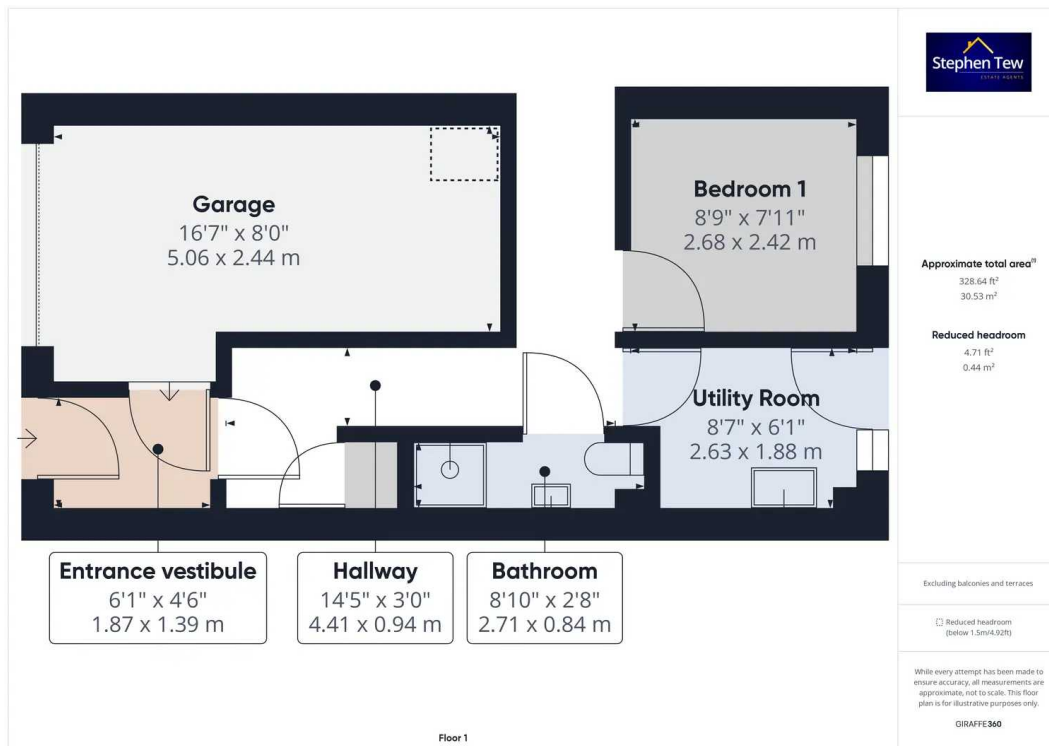
Driveway to the front of the property.

#### **GARAGE**

Single Garage

Integral garage.







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