



2 Second Avenue South Shore, FY4 2EX

Deceptively Spacious & Well Presented Semi Detached House, Porch, Hallway, G/F WC, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, 3 Piece Bathroom Suite + Sep 2 Piece WC Room, Part Double Glazed, GCH, Double Garage To Rear, West Facing Enclosed Rear Garden, No Chain Involved.

£204,950

44 - 46 Highfield Road, Blackpool, Lancashire, FY4 2JA.
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GROUND FLOOR

VESTIBULE

6' 05" x 2' 10" (1.96m x 0.86m) Entrance door to front elevation, tiled floor, meter cupboard, inner door to :

HALLWAY

6' 05" x 14' 02" (1.96m x 4.32m) Spacious main hallway with a radiator unit and access to :

GROUND FLOOR WC

Fitted with a matching two piece bathroom suite comprising of a low level WC and vanity wash hand basin.

LOUNGE

13' 10" x 17' 00 into bay" (4.22m x 5.18m) Feature walk-in bay window to front elevation, TV entertainment area, fireplace area with surround, telephone point, double doors to :

DINING ROOM

11' 04" x 16' 00" (3.45m x 4.88m) Spacious dining room with upvc double glazed door access to the rear garden, radiator and original solid wood flooring throughout.

KITCHEN

7' 09" x 12' 05" (2.36m x 3.78m) Fitted with a matching range of base and eye level units, cornice trims, drawers and round edged worktops. Stainless steel sink unit with single drainer, space for a hob and oven unit, space for a fridge/freezer unit and space and plumbing for an automatic washing machine. Upvc double glazed window and door units to rear garden.

FIRST FLOOR

BEDROOM 1

12' 11" x 17' 00 into bay" (3.94m x 5.18m) Spacious main bedroom with walk-in bay window to front elevation, radiator, ample built-in wardrobe units with hanging rails, shelving and additional storage space, radiator.

BEDROOM 2

11' 04" x 14' 03" (3.45m x 4.34m) Window unit to rear elevation, Fitted wardrobe units with hanging rails, shelving and additional storage space, radiator.

BEDROOM 3

6' 05" x 8' 11" (1.96m x 2.72m) Upvc double glazed window unit to front elevation, radiator.

BATHROOM

7' 06" x 7' 04" (2.29m x 2.24m) Fitted with a three piece bathroom suite comprising of a shower unit, deep panelled bath and vanity sink unit. Opaque double glazed window unit to rear elevation and concealed storage space housing the Combi central heating boiler that is approximately 1 year old.

WC

Separate two piece bathroom suite comprising of a low level WC and vanity sink unit, built-in storage units for towel storage and also housing the "Worcester" Combi boiler serving both the hot water and heating systems.

GARDEN AREAS

To the front of the property is an enclosed gated garden area with a variety of mixed plants, shrubs and small trees.

To the rear of the property is a west facing enclosed rear garden that is mainly paved with gravelled areas and borders of mixed plants, shrubs and small trees. There is also access to the garage at the rear of the property.

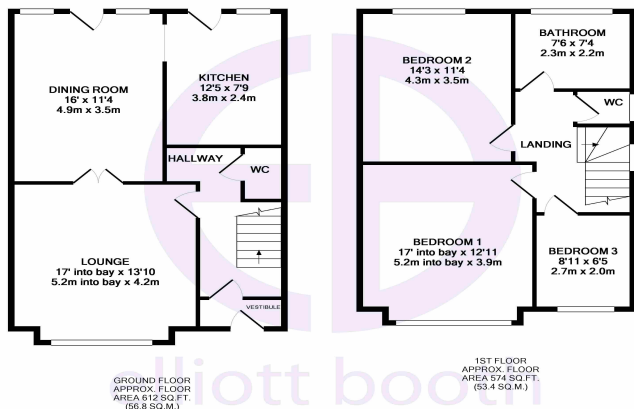
DOUBLE GARAGE

To the rear of the property is a double garage with up and over access to the rear, space and plumbed for a dryer unit and fridge unit. The garage has both power and light connected.

Tenure (freehold)

Council Tax Band D

The property has recently had new facias and cladding work and has also had the gable wall rendered.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** All measurements taken are approximate. **Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** These items have not been tested and therefore no guarantee can be given that they are in good working order.