

# Stephen Tew

ESTATE AGENTS



44 Hillcrest Road, South Shore, Blackpool, FY4 1QT

Price £165,000

- Modern Semi Detached House
- Lounge, Fitted Dining Kitchen
- 3 Bedrooms
- Stylish Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Driveway, Garage
- Enclosed Rear Garden
- Popular Residential Location
- 893 sq ft



## Property Description

### ENTRANCE PORCH

uPVC double glazed windows to front and side with matching Entrance door.

### HALLWAY

Meter cupboard with fuse box and gas and electricity meters, double radiator, staircase to first floor landing, door to:

### LOUNGE

14' 4" x 12' 5" (4.37m x 3.78m) uPVC double glazed bay window to front, fireplace with cast-iron solid fuel burner set-in brick chimney breast, double radiator, opening to;

### DINING KITCHEN

18' 6" x 8' 5" plus recess (5.64m x 2.57m) Fitted with a matching range of base and eye level units, 1+1/2 bowl sink with mixer tap, dishwasher, fridge/freezer and washing machine, fitted electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, uPVC frosted double glazed window to side, double radiator with recessed ceiling spotlights, door, uPVC double glazed double door to garden.

### FIRST FLOOR

#### LANDING

uPVC frosted double glazed window to side, access to loft.

#### BEDROOM 1

12' 0" x 10' 10" (3.66m x 3.3m) uPVC double glazed window to front, fitted with range of wardrobes with full-length doors, double radiator.

#### BEDROOM 2

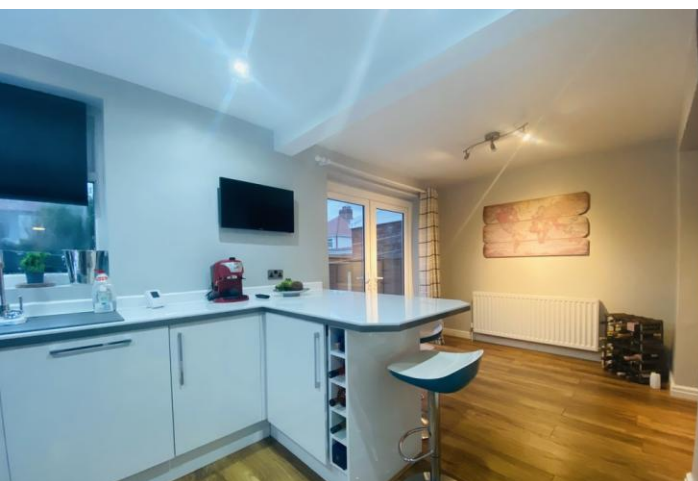
11' 2" x 10' 10" (3.4m x 3.3m) uPVC double glazed window to rear, double radiator.

#### BEDROOM 3

8' 1" x 7' 4" (2.46m x 2.24m) uPVC Double glazed window to front, double radiator.

#### BATHROOM

8' 5" x 7' 4" (2.57m x 2.24m) Fitted with four piece suite with panelled bath, pedestal wash hand basin and low-level WC, full height tiling to all walls, uPVC frosted double glazed window to side, uPVC frosted double glazed window to rear, heated towel rail, shower enclosure with powershower.





**OUTSIDE**

Open plan front garden with driveway providing off-road parking and access to the Garage.

Enclosed mature rear garden with a variety of shrubs and trees.

**GARAGE**

Brick built with power and light connected.

**TENURE**

We are verbally informed by the vendor that the property is FREEHOLD

**THE GUILD**

Stephen Tew Estate Agents are proud to announce that we have been appointed as THE ONLY Estate Agency practice in Blackpool to be appointed as members of The Guild of Property Professionals. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London Office, 121 Park Lane, Mayfair with our own dedicated telephone number and outside the office, there are four touch screens enabling interested clients to access all our properties. The website is [www.guilproperty.co.uk](http://www.guilproperty.co.uk)

**OTHER POINTS OF INTEREST**

**LOCAL AUTHORITY:** Blackpool

**COUNCIL TAX:** Council Tax Band C (Annual Price: £1,689.51)

**CONSERVATION AREA:** No      **FLOOD RISK:** Very Low

**FLOOR AREA:** 893 ft<sup>2</sup>/ 83 m<sup>2</sup>      **PLOT SIZE:** 0.05 Acres

**MOBILE COVERAGE**

EE  
Vodafone  
Three  
O2

**BROADBAND**

Basic: 6 Mbps  
Superfast: 80 Mbps  
Ultrafast: 500 Mbps

## Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 81.7 sq. metres (878.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.