



- Well Presented Three Bedroom Mid Terrace Home
- Bay Fronted Lounge, Spacious Open Plan Dining Kitchen
- Bright Conservatory, Three Generous Bedrooms
- Stylish Three Piece Bathroom, Modern Décor Throughout

## Orchard Avenue, Blackpool, FY4

£129,950

A GORGEOUS & MODERN EXTENDED THREE BEDROOM HOME - SPACIOUS LOUNGE - OPEN PLAN DINING KITCHEN WITH BREAKFAST BAR WHICH FLOWS INTO A BRIGHT AND SUNNY CONSERVATORY - THREE GENEROUS BEDROOMS - MODERN THREE-PIECE BATHROOM - SUNNY REAR GARDEN WITH ARTIFICIAL TURF & RAISED AND DECKED BBQ AREA



## Property Description

### HALL

Double glazed window to front, fitted carpet, radiator and under stairs store. Stairs to first floor.

### LOUNGE

14' 9" x 11' 9" (4.51m x 3.60m) Double glazed bay window to front, wood flooring and radiator.

### KITCHEN DINING ROOM

13' 3" x 18' 7" (4.05m x 5.68m) A range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer, wall mounted boiler, space for gas cooker, plumbing for washing machine and dishwasher, splash back tiling. Opening into dining area with laminate flooring and radiator.

### CONSERVATORY

9' 10" x 10' 4" (3.00m x 3.15m) Laminate flooring, radiator and French doors to rear.

### LANDING

Fitted carpet, access to all rooms and loft access.

### BEDROOM ONE

14' 11" x 10' 11" (4.55m x 3.34m) Double glazed bay window to front, fitted carpet, radiator and fitted wardrobes.

### BEDROOM TWO

13' 2" x 10' 10" (4.03m x 3.31m) Double glazed window to rear, radiator and fitted carpet.

### BEDROOM THREE

7' 7" x 6' 10" (2.32m x 2.10m) Double glazed window to front, fitted carpet and radiator.





#### BATHROOM

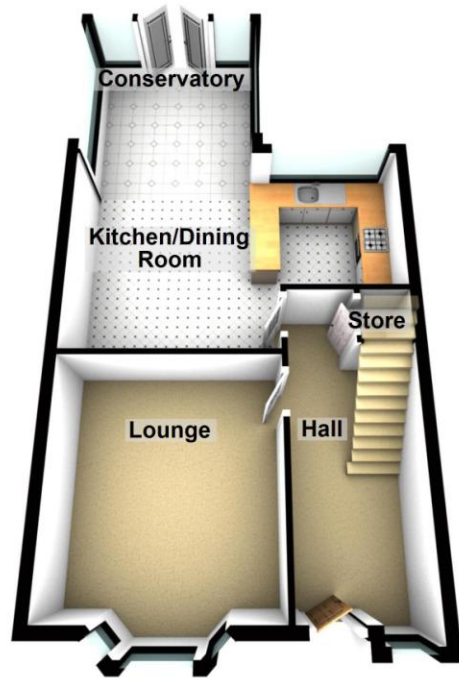
A modern three piece suite comprising of low flush WC, wash hand basin with storage below and 'P' Shaped bath with waterfall style shower over. Two double glazed opaque windows to rear, heated towel rail and tiled effect laminate flooring.

#### EXTERIOR

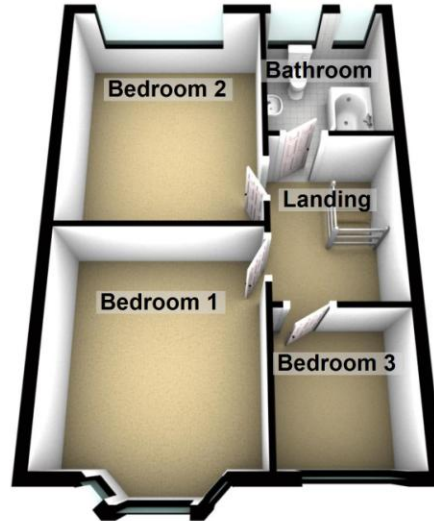
A paved patio leads to artificial lawned area and raised and decked BBQ area along with brick built store.



### Ground Floor



### First Floor



AWAITING EPC

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