



- Two Bedroom Mid Terraced Home
- Lounge Opening into Dining Room
- Kitchen, Two Double Bedrooms
- Three Piece Family Bathroom, Enclosed Rear Garden

Cherry Tree Gardens, Blackpool, FY4

Offers In Excess Of £100,000

TUCKED AWAY OFF CHERRY TREE ROAD THIS TWO BEDROOM TERRACED HOME IS READY FOR ITS NEW OWNER - LOUNGE OPENING INTO DINING AREA – KITCHEN & REAR PORCH - TWO DOUBLE BEDROOMS - THREE PEICE FAMILY BATHROOM - ENCLOSED REAR GARDEN - BEAUTIFUL COMMUNAL GARDENS TO FRONT - OFF STREET PARKING



Property Description

PORCH

Door into;

HALL

Laminate flooring, radiator, two storage cupboards and stairs to first floor.

LOUNGE

11' 9" x 11' 3" (3.59m x 3.43m) Double glazed window to front, fitted carpet, radiator and electric fire. Opening into

DINING AREA

11' 11" x 8' 9" (3.64m x 2.69m) Double glazed French doors to rear, radiator and laminate flooring.

KITCHEN

8' 6" x 8' 5" (2.60m x 2.59m) A range of wall and base units with complimentary work surfaces over, inset hob with extractor over, stainless steel sink unit with mixer tap and drainer, space for washing machine and fridge freezer. Laminate flooring and double glazed window and door to rear.

REAR PORCH

Storage is on offer along with double glazed PVC door giving access to rear garden.

LANDING

Fitted carpet, store cupboard and access to all rooms

BEDROOM ONE

12' 0" x 14' 5" (3.67m x 4.40m) Double glazed window to front, fitted carpet, radiator and store cupboard.

BEDROOM TWO

11' 8" x 11' 3" (3.56m x 3.44m) Double glazed window to rear, fitted carpet and radiator.





BATHROOM

A three piece suite comprising of low flush WC, pedestal wash hand basin and panelled bath mains fed shower over. Vinyl floor, radiator and double glazed opaque window to rear.

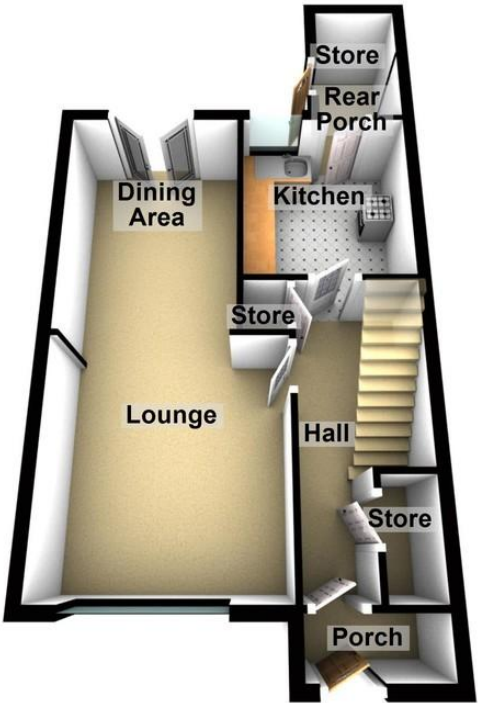


EXTERIOR

Off street parking is on offer for all the properties. A enclosed rear garden is also on offer with store, raised flower borders and gravelled areas.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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 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