

Stephen Tew

ESTATE AGENTS



**203 Common Edge Road, Marton, Blackpool, Lancashire,
FY4 5DJ**

Price £269,500

- Generously Sized Detached House
- Entrance Vestibule, Hallway, Spacious Lounge
- Dining Room, Conservatory, GF Bedroom/Bar
- Fixed Kitchen, 3 Bikes GF
- Hot Tub Room, Gas Central Heating
- Front Garden Area, Off-Road Parking
- Secure Electric Gates allowing access to 3 Garages
- Enclaved Garden to Rear



Property Description

GROUND FLOOR

ENTRANCE VESTIBULE

Two uPVC double glazed corner windows to front

ENTRANCE HALL

Radiator, wall light, cornice style ceiling, open plan to Dining Area, spiral staircase leading to first floor landing

LOUNGE

29' 6" x 11' 6" (8.99m x 3.51m) Leaded bay window to side, two double glazed windows to front, opaque leaded window to side, two double radiators, cornice style ceiling, uPVC double glazed patio doors to hot tub room

DINING AREA

12' 0" x 10' 6" (3.66m x 3.2m) Double radiator, cornice style ceiling, uPVC double glazed double doors

HOT TUB ROOM

12' 2" x 9' 7" (3.71m x 2.92m) Two windows to side, window to rear

CONSERVATORY

12' 0" x 10' 5" (3.66m x 3.18m) uPVC double glazed windows, polycarbonate roof and ceiling fan, tiled flooring, uPVC double glazed double doors to rear

KITCHEN

14' 9" x 9' 4" (4.5m x 2.84m) Fitted with a matching range of base and eye level units with round edged worktops, matching breakfast bar, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted oven, built-in four ring gas hob with extractor hood over, two double glazed windows to front, tiled flooring

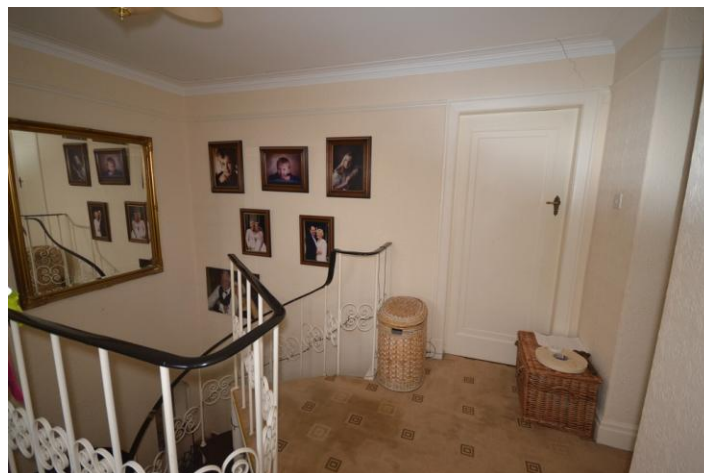
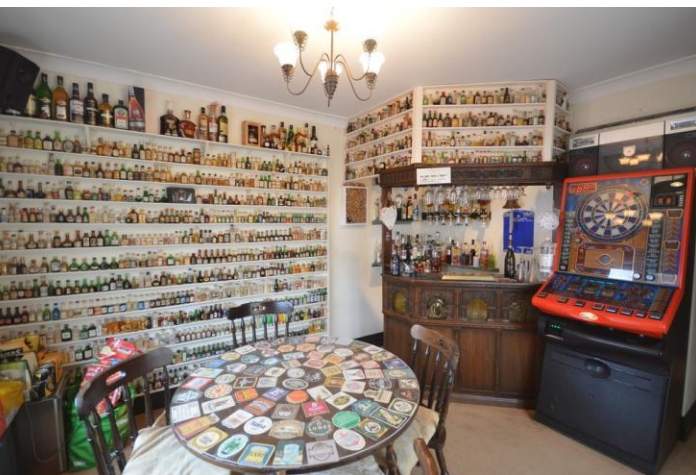
BEDROOM/BAR

10' 7" x 12' 7" (18'4" into recess) (3.23m x 3.84m) Upvc double glazed window to rear, double radiator, cornice style ceiling

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m) Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height tiling to two walls, uPVC opaque double glazed window to side, heated towel rail, cornice style ceiling





FIRST FLOOR

LANDING

Double glazed window to front, built in storage cupboard housing wall mounted combination boiler

BEDROOM

14' 10" x 9' 9" (4.52m x 2.97m) Two double glazed windows to rear, two double glazed windows to front, radiator, cornice style ceiling

BEDROOM

12' x 10' 7" (3.66m x 3.23m) Two double glazed windows to rear, fitted wardrobes, radiator, cornice style ceiling

BEDROOM

9' 6" x 6' 4" (2.9m x 1.93m) Two double glazed windows to rear, fitted wardrobes, radiator

BATHROOM

8' 2" x 8' 0" (2.49m x 2.44m) Fitted with four piece suite comprising corner bath, pedestal wash hand basin, shower enclosure and low-level WC, full height tiling to all walls, double glazed window to side, two frosted double glazed windows to front, radiator, panelled ceiling with recessed spotlights

OUTSIDE

Front garden area with driveway leading to 3 garages with secure access via electric gates providing off-road parking for multiple cars
Enclosed low maintenance garden to rear with decking area

GARAGE

18' 6" x 6' 11" (5.64m x 2.11m) Up and over door

GARAGE

21' 9" x 16' 0" (6.63m x 4.88m) Up and over door, leads to an additional room measuring 19'1" x 14'6"

GARAGE

22' x 11' 9" (6.71m x 3.58m)

COUNCIL TAX BAND

E

ENERGY EFFICIENCY RATING

Coming Soon...

PROPERTY TENURE

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



MORTGAGES

FOR A GREAT DEAL ON YOUR MORTGAGE OR RE-MORTGAGE CONTACT US... Mortgage Options are pleased to offer all Stephen Tew clients A FREE no obligation mortgage review to see if we can save you money on your mortgage. 01253 401111

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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 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