

**The Nook West, Division Lane, Marton Moss, Blackpool,
Lancashire, FY4 5DZ**

Price £300,000

- Extended Semi Detached House
- Lounge, Dining Room, Kitchen
- Living Room, GF Bedroom 4 & WC
- 3 Bedrooms, 1 En Suite
- Attic Room / Dressing Room
- Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Off Road Parking, Garage / Office
- Extensive Garden, Covered Hot Tub Area
- Bar / Snug with Shower Room / WC



Property Description

ENTRANCE VESITUBLE

Approached via a UPVC double glazed entrance door. Coved ceiling with recessed spotlights. Built-in meter cupboards. Panelled door with matching side panels leading to.

HALLWAY

Coved ceiling with recessed automatic sensor spotlights. Dado rail. Single panel central heating radiator, wooden flooring. Staircase to first floor landing with understairs storage cupboard.

LOUNGE

12' 2" x 12' 8" (3.71m x 3.86m) The principal front reception room with a walk in UPVC double glazed bay window to the front elevation. Comice style ceiling with recessed spotlights. Single panel central heating radiator. The focal point of the room is a living flame effect electric fire set in ornate surround with feature stained glass leaded windows to the side elevation.

DINING ROOM

14' 6" x 11' 9" (4.42m x 3.58m) Second reception room with coved ceiling. Double panel central heating radiator wooden flooring. Two uPVC double glazed windows to the side elevation, opening to;

KITCHEN

11' 7" x 7' 10" (3.53m x 2.39m) Fitted with a matching range of base and eyelevel units with round edged worktops. 1 1/2 bowl single drainer sink unit with mixer tap and integrated hot water facility. Space for Built-in gas range with extractor hood over, integrated fridge, freezer and dishwasher, panelled ceiling with recess spotlights.

LIVING ROOM

10' 6" x 20' 7" (3.2m x 6.27m) UPVCEE glazed window to the side UPVC double glaze window to the rear with UPVC double glaze French doors leading out to the garden. Two radiators. The focal point of the room is a cast-iron multi fuel log and coal burning stove.

INNER HALL AREA.

The following rooms lead off;

SEPARATE WC

3' 9" x 4' 11" (1.14m x 1.5m) Fitted with a two piece white suite comprising pedestal wash and basin and low flush WC. Full height tiling to all walls. Single panel central heating radiator and wooden laminate flooring.

BEDROOM 4

11' 9" x 7' 4" (3.58m x 2.24m) This useful ground floor bedroom has a UPVC double glaze window to the side elevation. Fitted with a range of wardrobes and matching drawers. Single panel central heating radiator. Ceiling with recessed spotlights.





FIRST FLOOR

LANDING

Coved ceiling with recessed spotlights. Built in airing cupboard with Linen storage.

BEDROOM 1

12'2" x 13'4" (3.71m x 4.06m) The principal bedroom with a UPVC double lady glazed walking bay window to the front elevation. Single panel central heating radiator, coved ceiling with recessed spotlights. Fitted with a range of wardrobes comprising hanging rails overhead storage and draws sliding door reveals a staircase which leads up to the attic room/dressing room.

DRESSING ROOM

12'8" x 9'10" (3.86m x 3m) Attic Room / Dressing Room. Double glazed Velux window to the side And rear elevations. Single panel central heating radiator. Fitted with a range of wardrobes which also has access to further eaves storage.

SHOWER EN SUITE.

8'3" x 3'10" (2.51m x 1.17m) Fitted with a three-piece suite comprising wash handbasin with mixer tap and storage below low flush WC and walk-in shower enclosure with glass screen. UPVC panelled walls. Built-in storage cabinet. UPVC opaque double glaze window to the side elevation.

BEDROOM 2

11'5" x 12'2" max (3.48m x 3.71m) UPVC double glaze window to the rear elevation. Fitted with a range of wardrobes. Single panel central heating radiator

BEDROOM 3

7'7" x 6'11" (2.31m x 2.11m) UPVC double leaded glazed window to the front elevation. Single panel central heating radiator.

BATHROOM

8'1" x 8'1" (2.46m x 2.46m) Fitted with a four piece white suite comprising shower enclosure, vanity wash hand basin with storage under, panelled bath and low flush WC. Panelled ceiling with LED lighting. PVC panelled walls, single panelled central heating radiator. UPVC opaque double glazed window to the rear elevation.

OUTSIDE

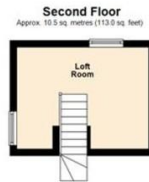
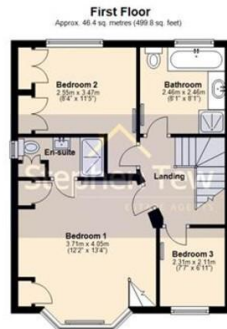
LAUNDRY ROOM

COVERED HOT TUB AREA

BAR / SNUG

SHOWER / WC

OFFICE / GARAGE



Total area: approx. 145.3 sq. metres (1563.9 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 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