

Road Map



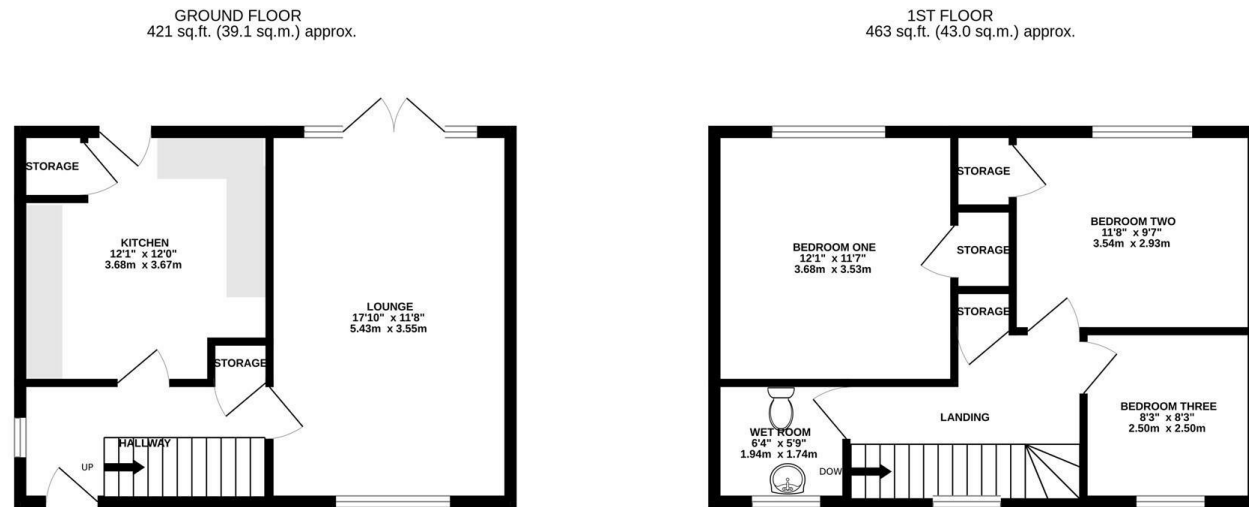
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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7 Rossett Avenue

, Blackpool, FY4 4RP

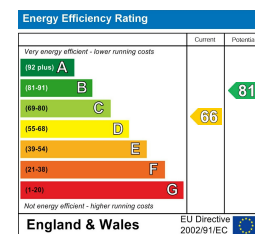
Offers In The Region Of £100,000

Viewings

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# 7 Rossett Avenue

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Offers In The Region Of £100,000



## Hallway

12'0" x 5'8"

Door to front leading from front driveway. Stairs to side leading to first floor landing. UPVC double glazed window to side. Storage cupboards. Laminate flooring, ceiling light and radiator.

## Kitchen

12'0" x 12'0"

UPVC double glazed window to rear. Door to rear providing access to rear garden. Wall and base units with worktop above. Stainless steel sink unit. Space for cooker. Space for fridge/freezer. Plumbed for washing machine. Vinyl flooring, ceiling light and radiator.

## Lounge

17'9" x 11'7"

UPVC double glazed window to front. UPVC double glazed French Style patio doors to rear. Feature fireplace housing electric fire. Laminate flooring throughout, ceiling light and radiator,

## First Floor Landing

UPVC double glazed window to side. Access to all first floor bedrooms. Storage cupboard. Loft access. Laminate flooring and ceiling light.

## Bedroom One

12'0" x 11'6"

UPVC double glazed window to rear. Bespoke fitted wardrobes. Storage cupboard. Carpet, ceiling light and radiator.

## Bedroom Two

11'7" x 9'7"

UPVC double glazed window to rear. Storage cupboard. Carpet, ceiling light and radiator.

## Bedroom Three

8'2" x 8'2"

UPVC double glazed window to front. Laminate flooring, ceiling light and radiator.

## Wet Room

6'4" x 5'8"

UPVC double glazed opaque window to front. Walk in wet room with electric shower, low flush WC and pedestal wash hand basin.

## Front Exterior

Open driveway allowing comfortable parking for two vehicles. Ginnel to side providing access to rear.

## Rear Exterior

South west facing rear garden with lawn, paved patio and established shrubberies. Brick built outhouse plumbed with toilet.

## Further Information

Tenure - Freehold

Council Tax Band - A - Blackpool Borough Council

EPC Rating

Double glazed throughout

Gas Central Heating

