

Property Particulars

Blackpool Road, Lea.



- **Traditional Semi Detached Family Home**
- **Three Bedrooms**
- **Two Bathrooms**
- **uPVC Double Glazing**
- **Extended To The Ground Floor**
- **Two Reception Rooms**
- **Gas Central Heating Served By Recently Replaced Combi-Boiler**
- **Great Size Plot - Gardens Front & Rear**

£195,000

A great opportunity to buy a fabulous family home set within great size gardens to the front and rear, lots of driveway parking and a detached garage. There are three bedrooms, first floor bathroom, two reception rooms, an extended kitchen and a further shower room to the ground floor. The property has gas central heating which is served by a recently replaced central heating boiler, uPVC double glazing, and has had newly fitted carpets throughout. Close to local, schools, services, amenities, and great motorway and city center connectivity.

Viewing is essential and we are offering this lovely home with No Chain Delay

Entrance Vestibule -

with a uPVC double glazed double door to the front, glazed window frame door and side original leaded light window to Entrance Hall.

Entrance Hall -

With stairs to first floor, radiator, opaque uPVC double glazed window to the side and doors off.



Front Lounge - 11' 9" x 11' 5" (3.58m x 3.48m)

With a uPVC double glazed half bay window to the the front, electric fire, fitted book casing, picture rail, ceiling light and radiator.



Rear Lounge - 10' 4" x 9' 10" (3.15m x 2.99m)

A lovely room overlooking the sunny rear garden and having access by uPVC double glazed patio doors, laminate flooring, radiator and ceiling light.

Kitchen - 14' 4" x 6' 7" (4.37m x 2.01m)

With a range of wall, drawer and base units with contrasting working surfaces, tiled splashback areas, electric cooker, plumbed for washer, space for white goods, radiator, ceiling lights and cupboard housing the central heating boiler, uPVC double glazed window to the side and door accessing the rear.



Downstairs Shower/Wet Room - 7' 6" x 6' 4" (2.28m x 1.93m)

With a three piece suite comprising low suite W.C. wash hand basin, shower area with electric shower and being fully tiled with the remaining suite having half tiled elevations, extractor and radiator, uPVC double glazed opaque window to the rear.

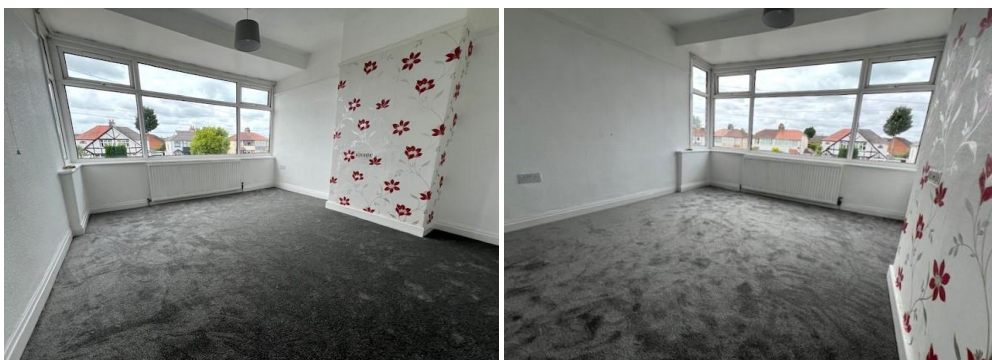


First Floor Landing -

With a uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One - 11' 10" x 11' 0" (3.60m x 3.35m)

With a uPVC double glazed half bay window to the front, radiator, ceiling light and picture rail.



Bedroom Two - 10' 9" x 9' 10" (3.27m x 2.99m)

With a uPVC double glazed window to the rear, radiator, ceiling light and picture rail.



Bedroom Three - 6' 9" x 6' 0" (2.06m x 1.83m)

With a uPVC double glazed window to the front, ceiling light and radiator.

Family Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath, half tiled elevations, radiator, ceiling light and opaque uPVC double glazed window to the rear.



Outside -

Front garden -

A great size frontage with pebbled garden area, driveway parking on approach to a detached garage.

Rear Garden -

Being designed for low maintenance and being recently flagged, there are mature hedges surrounding and access to the garage.



Garage -

With an up and over door.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm