

Property Particulars

Blackpool Road, Lea.



- **Traditional Semi Detached House in Popular Location**
- **Two Reception Rooms**
- **Gas Central Heating**
- **Driveway Parking**
- **Three Bedrooms**
- **Breakfast Room & Contemporary Kitchen**
- **uPVC Double Glazing**
- **Generous Rear Garden**

£245,000

A lovely traditional semi detached house set in the popular location of Lea, just on the outskirts of Ashton. There are three bedrooms. two spacious reception rooms, a breakfast room and well equipped fitted contemporary kitchen. Having lots of character and many original features as well as quality fixtures and fittings. There is gas central heating and uPVC double glazing, driveway parking to the front and there is a generous enclosed rear garden with secure side gated access. Close to local schools, local amenities and bus routes as well as great motorway connectivity. Viewing is essential to fully appreciate the size, presentation and setting of this wonderful home.

Entrance Hall -

A really bright space with uPVC double glazed door with side panels and fan light window accessed via storm porch, quality wooden flooring, panelled staircase to the first floor, under stairs storage cupboard, radiator and uPVC double glazed window to the side.



Lounge - 15' 3" x 11' 7" (4.64m x 3.53m)

With new coal effect gas fire with marble effect inset and hearth, mantel surround, quality wood flooring, uPVC double glazed bay window to the front, picture rail, original coving and radiator.



Dining Room - 13' 1" x 11' 2" (3.98m x 3.40m)

With electric fire with limestone effect surround, quality wood flooring, picture rail, radiator and uPVC double glazed patio doors to rear.



Breakfast Area - 9' 1" x 7' 0" (2.77m x 2.13m)

With fitted larder cupboard, working surfaces, wall and base units, space for white goods, quality wooden flooring, radiator and uPVC double glazed window to the side.

Kitchen - 11' 6" x 8' 0" (3.50m x 2.44m)

With stylish range of wall, drawer and base units with contrasting working surfaces, Fisher & Paykel multi fuel cooking range, Siemens canopied extractor, space for fridge freezer, one and a half stainless steel sink unit and drainer, part tiled, plumbed for washer, feature radiator, uPVC double glazed window to rear and door to side.



First Floor Landing -

With opaque uPVC double glazed window to the side, ceiling lights, picture rail and doors off.

Bedroom One - 14' 7" x 10' 4" (4.44m x 3.15m)

A gorgeous double bedroom with uPVC double glazed bay window overlooking the rear garden and open fields beyond, radiator, picture rail and ceiling light.



Bedroom Two - 15' 4" x 11' 5" (4.67m x 3.48m)

With uPVC double glazed bay window to the front, range of built in wardrobes to one wall, two ceiling lights and radiator.



Bedroom Three - 6' 9" x 8' 5" (2.06m x 2.56m)

With uPVC double glazed window to the front, radiator, ceiling lights and shelf area.

Bathroom - 9' 0" x 8' 4" (2.74m x 2.54m)

A very spacious contemporary bathroom with three piece suite comprising concealed cistern W.C. Roca wash hand basin set in vanity unit providing lots of storage and "P" shaped bath with profile shower screening, water resistant panelled elevations and mains shower, tiled splashback areas, opaque uPVC double glazed window to the side, linen cupboard housing central heating boiler, radiator and spot lights.



Outside -

To the front there is driveway parking and secure gated access to side.



Rear Garden -

Mainly laid to lawn with paved patio and lovely mature oak tree.

Disclaimer –

The information displayed about this property within these particular 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