



## 36 Truno Close, Blackpool, FY3 0EP

We welcome to the market a beautifully presented four double bedroom detached family home. This stunning property is situated on the Highcross Park development which is in the catchment postcode for very well regarded Wyre schools, also a few minutes drive to Stanley park, Victoria Hospital & Poulton Le Fylde town centre. Briefly comprising entrance hall, downstairs Wc, kitchen, utility room and a spacious lounge / diner to the ground floor. On the first floor we have four great sized bedrooms three with fitted wardrobes, Master bedroom with a stylish en suite and three piece bathroom. Externally there is a driveway, garage / storage and to the rear a landscaped south facing rear garden with fantastic views.

**Price £265,000**

# 36 Truno Close

, Blackpool, FY3 0EP



- Four bedroom detached family home
- Beautifully presented throughout
- South facing rear garden
- Desirable residential location
- Catchment area for well regarded schools
- Master bedroom & En suite

**External**  
Parking for two vehicles.

**Entrance hall**  
Vinyl flooring, radiator, stairs leading to the first floor.

**Downstairs Wc**  
Wc, frosted UPVc double glazed window, blinds, vinyl flooring, wash hand basin with mixer tap, towel holder, radiator.

**Lounge / Diner**  
19'5" x 12'1" (5.94 x 3.7 )  
Bright & spacious lounge with UPVc double glazed french doors opening out onto the south facing rear garden, UPVc double glazed window, blinds, radiator, dining area. Fitted shelving, carpeted.

**Kitchen**  
12'11" x 7'2" (3.96 x 2.2 )  
Modern kitchen with fitted wall and base units with worktops throughout, integrated dishwasher, fridge freezer, Plumbed for washer, built in oven and grill, five ringed gas hob with extractor hood. One & half sink bowl, vinyl flooring. UPVc double glazed window to the front aspect with blinds.

**Utility room**  
8'10" x 10'9" (2.7 x 3.3 )  
Fitted wall and base units with worktops, and storage, vinyl flooring, plumbed for dryer.

**Landing**  
Lovely landing area, storage cupboard housing the combi boiler, radiator. Stairs leading to the ground floor, entrance to attic.

**Master bedroom**  
12'1" x 11'1" (3.7 x 3.4 )  
Stunning double bedroom with a en suite, fitted wardrobes, UPVc double glazed window overlooking the rear garden, blinds, carpeted & radiator.

**En suite**  
Walk in shower cubicle, wash hand basin with mixer tap. Lino style flooring, Wc. Part tiled walls, fitted mirrored cabinet. Chrome heated towel rail, frosted UPVc double glazed window with blinds.

**Bedroom two**  
12'5" x 11'1" (3.8 x 3.4 )  
Great sized bedroom, UPVc double glazed window with blinds to the front aspect, built in wardrobes, make up area. Carpeted, & radiator.

**Bedroom three**  
Double bedroom with fitted wardrobes, carpeted. UPVc double glazed window with blinds & radiator.

**Bathroom**  
7'10" x 5'10" (2.4 x 1.8 )  
Stylish bathroom with part tiled walls, bath with shower over. Frosted UPVc double glazed window, blinds, wash hand basin with mixer tap, chrome heated towel rail. Wc.

**Bedroom four**  
9'7" x 9'7" (2.94 x 2.93 )  
Another double bedroom, UPVc double glazed windows with blinds, carpeted & radiator.

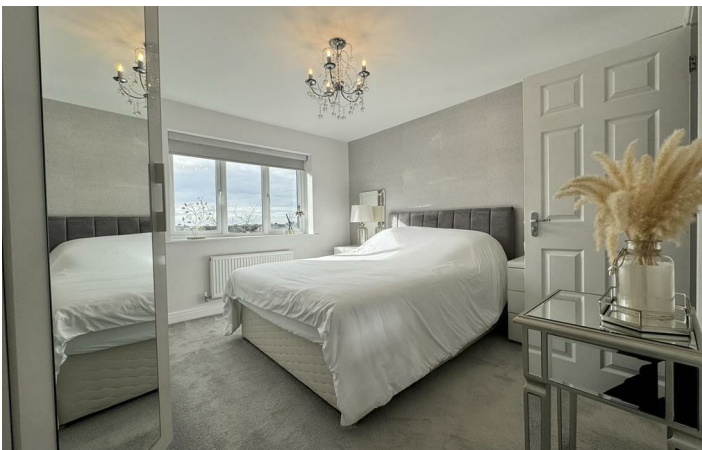
**Garage / storage**  
10'5" x 8'6" (3.18 x 2.6 )  
Up and over door with power and good storage.

**Rear garden**  
South facing rear garden with beautiful views, Raised decked area, patio, artificial lawn.

**Views**

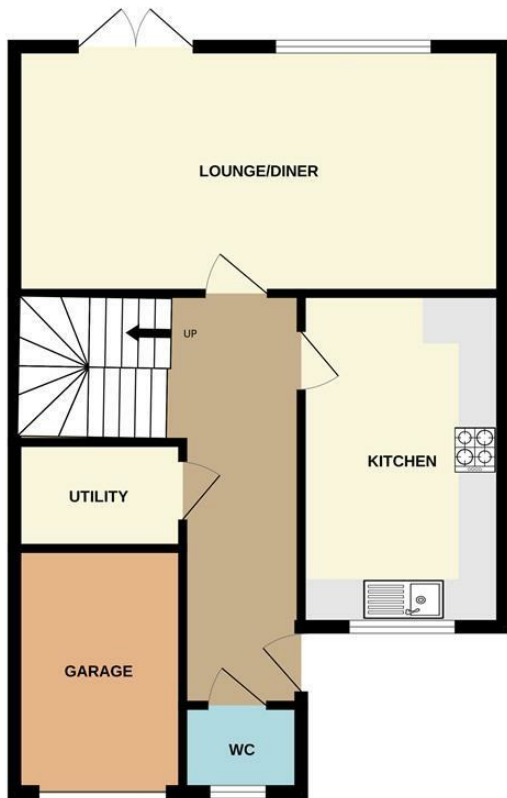


## Directions

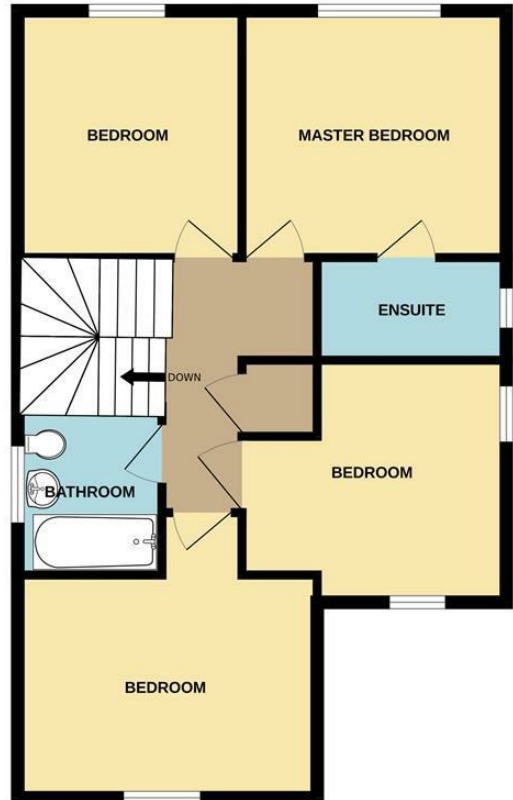


# Floor Plan

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| 82   | 92        |  |           |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           |