

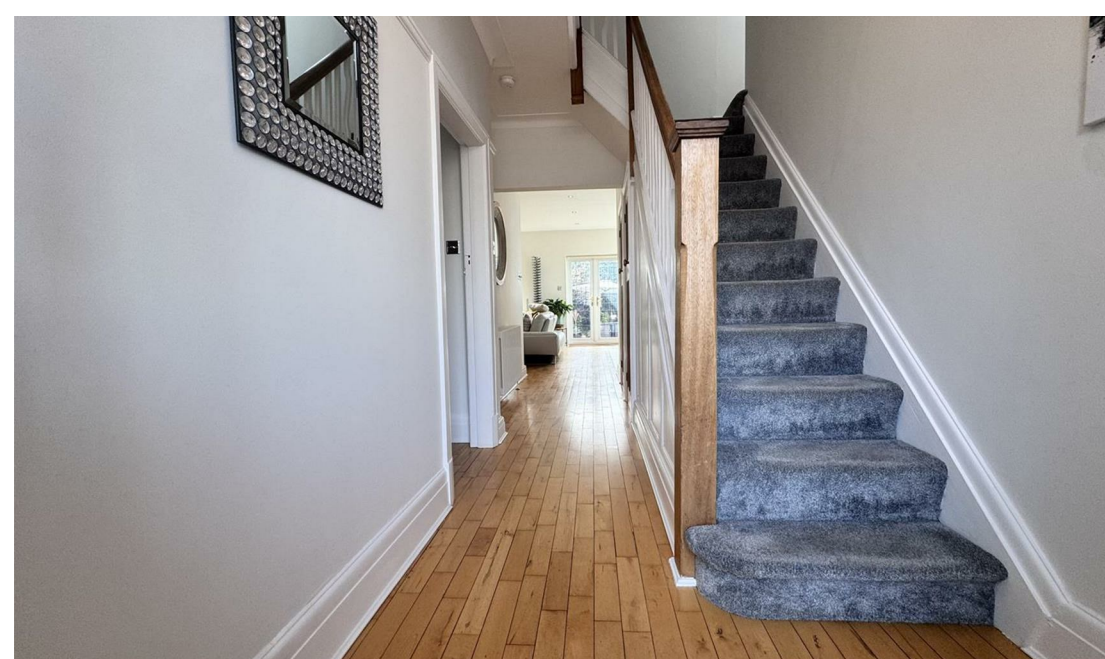


Harrington Avenue, Blackpool

4  3  2  

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- Extended four bedroom three bathroom semi detached property
- Very generously proportioned throughout
- Stunning open plan kitchen with family room
- A short walk to Highfield Rd & promenade
- Sought after residential location
- Two en suite bedrooms & four piece bathroom
- Utility room & converted bar
- West facing rear garden

We welcome to the market a impressive four bedroom three bathroom semi detached family home. This fantastic property which has benefited from a two storey extension to the rear and to the side making this substantial property very generously proportioned throughout, situated on a highly desirable tree lined street in South Shore. Briefly comprising entrance hall, lounge with bay window, Wc, utility room, converted bar and a lovely open plan kitchen / family room with dining and seating area all to the ground floor. On the first floor we have four good sized bedrooms two of which have en suites and a spacious four piece bathroom. Externally there is a private West facing rear garden and driveway to the front.



Offers In Excess Of: £325,000













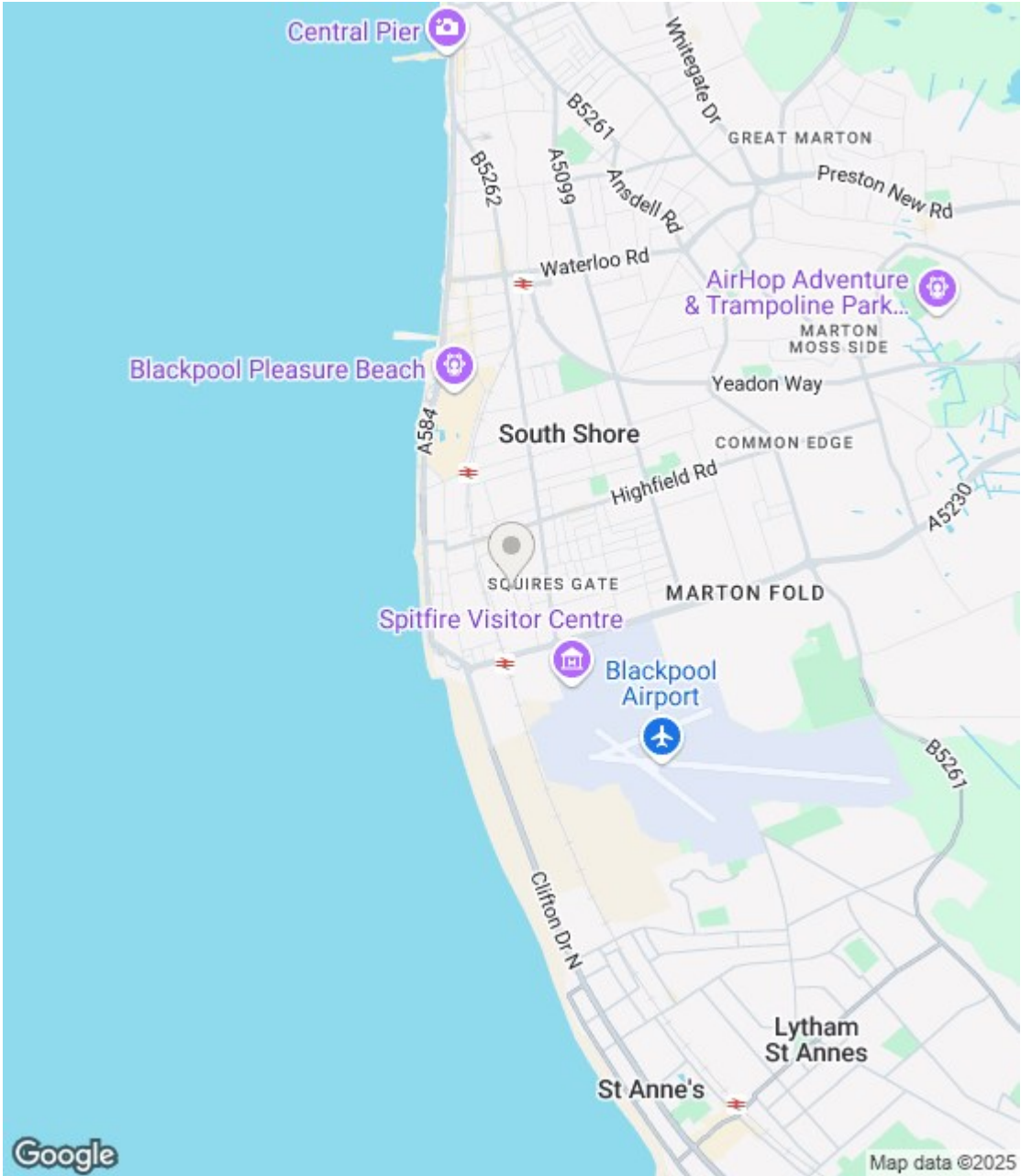
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**PRS** Property  
Redress  
Scheme



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