



34 Rossett Avenue, Blackpool,
Lancashire, FY4 4RP

£89,950

***** A WELL PRESENTED, SPACIOUS FAMILY HOME *****

Whilst this mid garden terraced home would benefit from a little further updating, it still has many appealing features. Ex-local authority built houses have a reputation for being well built and **SPACIOUS**, in our opinion, well deserved !

With **THREE** very well proportioned bedrooms, complemented by the fact the first floor accommodation extends over the communal ginnel. A lounge and **DINING** area, fitted kitchen, rear gardens **OVER 55ft** long and off street **PARKING** to the front. Take a look at the floorplan.. **AMPLE** storage as well.

No chain.

- THREE bedrooms
- Bathroom
- Lounge
- Dining Room
- FITTED kitchen
- Rear gardens OVER 55ft



McDonald
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- THREE bedrooms
- Bathroom
- Lounge
- Dining Room
- FITTED kitchen
- Rear gardens OVER 55ft
- UPVC double glazing
- Gas central heating
- Off street PARKING
- Very well presented throughout

Hall: () Double glazed composite front door, Meter cupboards, Staircase, Small understairs storage, UPVC double glazed side window.

Lounge: 13'5" x 12'5" (4.09 m x 3.78 m) Feature fireplace, UPVC double glazed window, Radiator. Open archway to:-

Dining Area: 10'10" x 9'3" (3.30 m x 2.82 m) UPVC double glazed windows and patio doors to the rear garden. Open archway to:-

Kitchen: 10'8" x 9'2" (3.25 m x 2.79 m) Fitted wall and base cupboard units, Roll edge worktops, Stainless steel sink, Plumbed for washing machine, Panelled walls, UPVC double glazed window and rear door.

First Floor: ()

Landing: () Two built in storage cupboards.

Bedroom 1: 12'5" x 11'0" (3.78 m x 3.35 m) Built in wardrobe, UPVC double glazed window, Double radiator.

Bedroom 2: 12'8" x 10'10" (3.86 m x 3.30 m) Two built in cupboards, UPVC double glazed window, Double radiator.

Bedroom 3: 8'3" x 7'7" (2.51 m x 2.31 m) Built in storage cupboard, Combi gas central heating boiler, UPVC double glazed window.

Shower Room: () Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Panelled walls, Panelled ceiling, UPVC double glazed window.

Outside: ()

Front: () Flowerbeds.

Rear: () Mostly as paved *** and tarmacadam patio areas, Flowerbeds to border, Brick outbuilding.

Parking: () Off street parking to the front.

Heating: () Gas central heating (NOT TESTED).



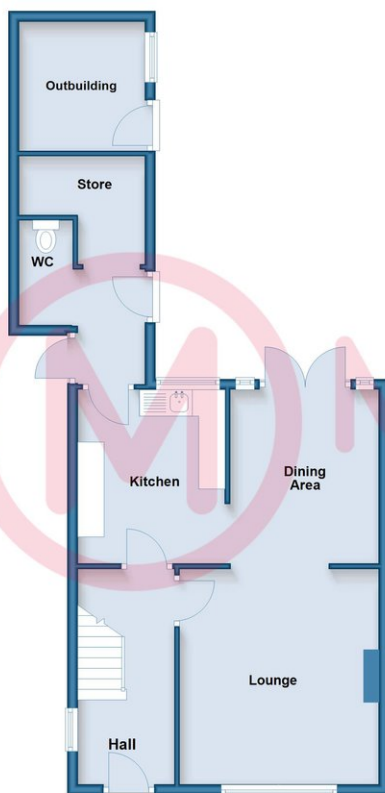
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Directions: Take Preston New Road heading away from town, at the main traffic light junction at Cherry Tree Road North (McDonalds) turn right, continue to the end and bear left onto Clifton Road. Take the second left into Langdale Road, first left into Seathwaite Avenue, first right into Castlerigg Place and finally first right into Rossett Avenue.

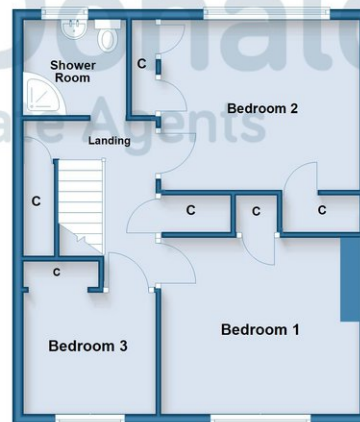
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Ground Floor



First Floor



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Rossett Avenue

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