

# **HomeQuest**

**Property Management Services Ltd.**

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**19 BEECH AVENUE, BLACKPOOL FY3 9BB**



**Asking Price £149,950**

FOUR GENEROUS BEDROOMS  
TWO RECEPTION ROOMS  
MODERN KITCHEN & UTILITY ROOM/ OFFICE  
GROUND FLOOR W.C  
MODERN FIRST FLOOR BATHROOM/ SEPARATE W.C  
GARDEN TO FRONT, COURTYARD TO REAR  
GARAGE TO REAR  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
GREAT LOCATION & CONVENIENT FOR AMENITIES  
VIEWING HIGHLY RECOMMENDED TO APPRECIATE SPACE  
CURRENTLY WITH TENANTS IN SITU

## ENTRANCE VESTIBULE

Wooden front entrance door.

Door to hallway

## ENTRANCE HALLWAY

Spacious hallway with staircase leading to the first floor accommodation.

Built in understairs storage cupboard.

LOUNGE 16'4 x 12'0 ( 5 x 3.67m ) Large double glazed window to the front.

DINING ROOM 13'8 x 11.4 ( 4.2m x 3.4m ) Double glazed to the rear.

KITCHEN 9'10 x 8'4 ( 2.99m x 2.55m ) With a range of fitted units and complimentary working surfaces. Stainless steel sink unit and a mixer tap. Built in oven and hob. Tiled floor. Double glazed window. Upvc side entrance door.

UTILITY ROOM 9'8 x 8'3 (2.99m x 2.55m ) Currently arranged as a utility room but could be used as office etc.

GROUND FLOOR W.C Low flush w.c and pedestal wash hand basin.

## STAIRS & LANDING

Spacious landing area. Skylight.

BEDROOM 1 13'8 x 10'5 ( 4.22m x 3.22m ) Double glazed window.

BEDROOM 2 13'1 x 11'8 ( ( 4m x 3.66m) Double glazed window

BEDROOM 3 12'1 x 10'0 ( 3.68m x 3.05m Double glazed window.

BEDROOM 4 10'1 x 6'3 ( 3.1m x 1.9m ) Double glazed window.

BATHROOM 7'1 x 5'1 ( 2.33mm x 2m)

Comprising vanity was hand basin, bath with over bath shower and screen. Double glazed window.

SEPARATE W.C Low flush w,c. Double glazed window.

## **EXTERNAL**

Low maintenance garden to the front.

Courtyard to the rear.

Garage to the rear.

## **HEATING**

Gas central heating.

## **EPC RATING C**

## **TENURE**

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

## **FIXTURES & FITTINGS**

All fixtures and fittings are excluded from the sale unless separately included within the legal ' fixtures & fittings' details.

## **PROPERTY MISDESCRIPTION ACT**

Under the Consumer Protection from Unfair Trading Regulations 2014, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements of fact, and they do not constitute any part of an offer or contract these particulars are thought To be materially correct though their accuracy is not guaranteed, and they do not form any part of any contract.

## **INFORMATION**

Please note this brochure including photography was prepared by Homequest Property Management Services Ltd in accordance with the sellers' instructions.

## **MEASUREMENTS**

All measurements are taken electronically and whilst every care is taken with their accuracy

They must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer of contract. Properties are measured to the maximum, which is to the widest and deepest point.

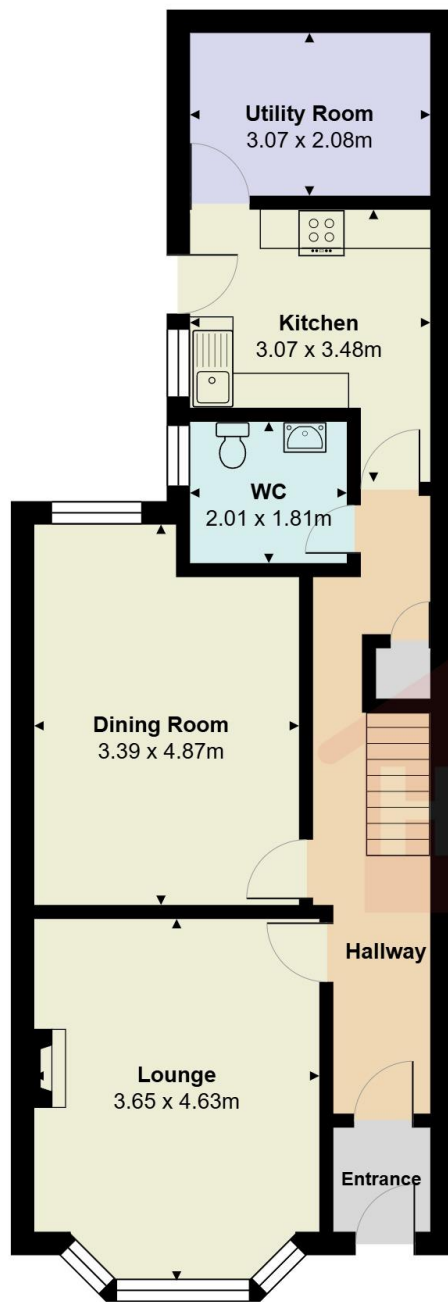
## WARRANTIES

The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

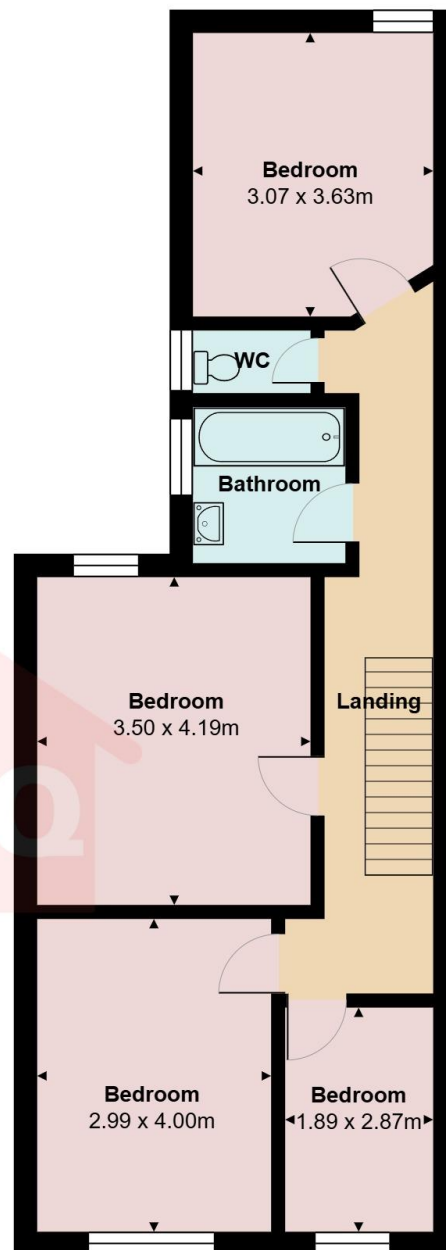
## VIEWING

By prior appointment with the vendors agent Homequest Property Management Services Ltd, 4 Poulton Road, Fleetwood. FY7 6TE.





**Ground Floor**  
Area: 66.5 m<sup>2</sup>



**First Floor**  
Area: 63.9 m<sup>2</sup>

Total Area: 130.4 m<sup>2</sup>