



## **Eaton Avenue, Blackpool, Lancashire, FY1 6LG**

Three Bedroom Semi Detached House With South Facing Rear Garden  
Two Reception Rooms, Extended Kitchen, Four Piece Bathroom Suite  
Garage With Access From The House & W.C, NO CHAIN!

**£125,000**

**Tel: 01253 404044**

### Entrance Hall

Double glazed entrance door and window to the front, meter cupboard, under stairs cupboard leading through into the garage, coved ceiling, wood laminate flooring.

### Lounge

**13'1" (3.99m) Into Bay x 11'0" (3.35m)**

Double glazed bay window to the front, radiator, feature fireplace with electric fire, coved ceiling, carpet.

### Dining Room

**13'2" (4.01m) Into Bay x 11'0" (3.35m)**

Double glazed patio doors to the rear, radiator, feature fireplace, wood laminate flooring, arch through to the kitchen area.

### Kitchen

**16'4" (4.98m) Max x 6'4" (1.93m) Max**

Double glazed windows to the rear and sides, fitted kitchen with wall and base units with work surface, 1½ bowl sink unit with mixer tap, space for washing machine and fridge/freezer, wall tiling, wood laminate flooring.

### Landing

Access to first floor rooms and loft space, carpet.

### Bedroom One

**13'1" (3.99m) Into Bay x 10'0" (3.05m)**

Double glazed bay window to the front, radiator, carpet.

### Bedroom Two

**13'2" (4.01m) Into Bay x 10'0" (3.05m)**

Double glazed window to the rear, radiator, wood laminate flooring.

### Bedroom Three

**6'6" (1.98m) x 6'6" (1.98m)**

Double glazed window to the front, radiator, wood laminate flooring.

### Bathroom

**7'5" (2.26m) x 6'6" (1.98m)**

Double glazed windows to the rear, radiator, white three piece bathroom suite comprising: Panelled bath, shower cubicle, close coupled W.C and pedestal wash hand basin, wall and floor tiling.

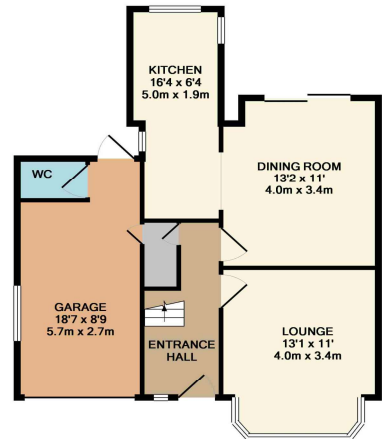
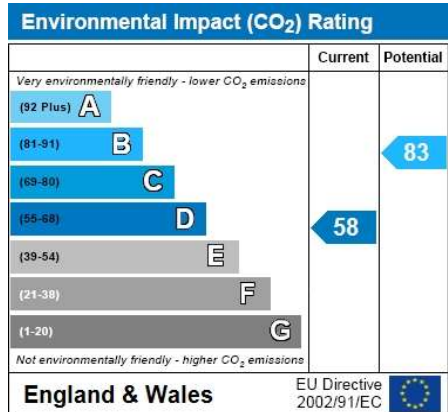
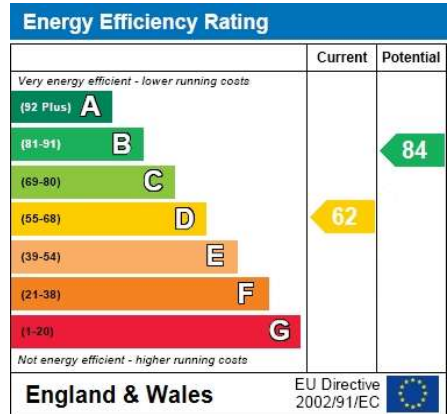
### Rear Garden

South facing rear garden, mostly paved with raised flower and shrub borders.

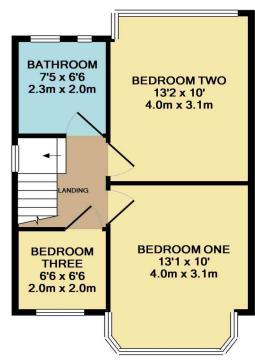
### Garage

**18'7" (5.66m) x 8'9" (2.67m)**

Single up and over door to the front, power and lighting. There is also a W.C to the rear of the garage(internally) comprising of close coupled W.C and pedestal wash hand basin.



GROUND FLOOR



1ST FLOOR