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**CHEDDAR AVENUE, BLACKPOOL
FY4 2LG**

ASKING PRICE £180,000

- WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- PERFECTLY SITUATED FOR ALL SURROUNDING AMENITIES INCLUDING MOTORWAY LINKS, SCHOOLS AND BOTH ST. ANNES & BLACKPOOL TOWN CENTRES
- OPEN PLAN LOUNGE/DINING - KITCHEN - BATHROOM - OFF ROAD PARKING AND GARAGE
- ENERGY RATING D



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Entrance

Composite UPVC double glazed door with opaque glass inserts leads into:

Hallway

Stairs leading to the first floor, cupboard housing the consumer unit and gas and electric meters, radiator, laminate flooring, storage cupboard under the stairs housing 'Vaillant' combination boiler, wooden door with glass insert leads into:

Open Plan Lounge/Dining Room

19'06 x 10'04

UPVC double glazed bay window to the front, UPVC double glazed French doors rear leading to the garden, wooden fire place surround housing a living flame gas fire with marble effect back drop and hearth, feature archway with recessed spotlights, space for dining table and chairs, radiator, telephone and television points, open to:

Kitchen

13'06 x 6'06

Two UPVC double glazed windows to the rear and the side, range of wall and base units with wood effect laminate work surfaces, integrated appliances include: electric oven with grill, four ring induction hob, overhead extractor fan, fridge/freezer, stainless steel sink with drainer, plumbed for a washing machine, plinth lighting, tiled to splashbacks, tiled flooring, recessed spotlights.

Staircase and Landing

Aforementioned staircase leading to the first floor, UPVC double glazed opaque window to the side, loft hatch with pull down ladder and lighting leading to the boarded loft.

Bedroom One

12'02 x 9'11 into the bay window

UPVC double glazed bay window to the front, fully fitted wardrobes, radiator.



Bedroom Two

9'08 x 9'02 to the widest point
UPVC double glazed window to the rear, built in storage cupboards, radiator.

Bedroom Three

6'07 x 5'11

UPVC double glazed window to the front, radiator.

Bathroom

6'02 x 5'0

UPVC double glazed opaque window to the rear, three piece white suite comprising of: WC, pedestal wash hand basin, bath with over head electric shower, fully tiled walls, tiled floor, radiator.

Outside

To the front is a low maintenance concrete driveway with secure side gate.

The rear low maintenance garden also has a concrete surface with plenty of space for table and chairs, graveled planting border, new fence panels, outside water tap. single brick built garage with up and over door.

Other Details

New composite front door fitted March 2023

Tenure: Freehold

Council Tax Band: C (£1,447.30 per annum)

Energy Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	