




-  Howard Built Dormer Detached
-  Four Bedrooms
-  Two receptions Plus Sun Room

-  Garage & Parking
-  Low Maintenance Gardens
-  No Chain

Price: £285,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well planned, "Howard Built" semi-detached dormer style house offering attractively proportioned accommodation.

Offered for sale with no onward chain, the gas centrally heated and upvc double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Sun Room, WC and Bedroom 4 to the ground floor with 3 Bedrooms and Bathroom to the first.

Outside there are gardens to the front and rear, the front incorporating a driveway providing off road parking and leading to a single garage. The rear garden offers a southerly aspect and is mainly paved for ease of maintenance.

Seacroft Crescent is located off Glencoyne Drive which, in turn, is located off Fylde Road where there are local shops and public transport facilities to the Town Centre.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 5.38m x 3.4m (17'8" x 11'2")

Dining Room - 4.47m x 3.4m (14'8" x 11'2")

Kitchen/Breakfast Room - 5.59m x 2.69m (18'4" x 8'10")

Sun Room - 2.9m x 2.29m (9'6" x 7'6")

Bedroom 4 - 2.69m x 2.69m (8'10" x 8'10")

WC - 1.85m x 1.68m (6'1" x 5'6")

First Floor:

Landing

Bedroom 1 - 3.99m x 3.4m (13'1" x 11'2")

Bedroom 2 - 3.66m x 3.4m (12'0" x 11'2")

Bedroom 3 - 2.72m x 2.18m (8'11" x 7'2")

Bathroom - 2.72m x 2.18m (8'11" x 7'2")

Outside: There are gardens to the front and rear, the front incorporating a driveway providing off road parking and leading to a single garage. The rear garden offers a southerly aspect and is mainly paved for ease of maintenance.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

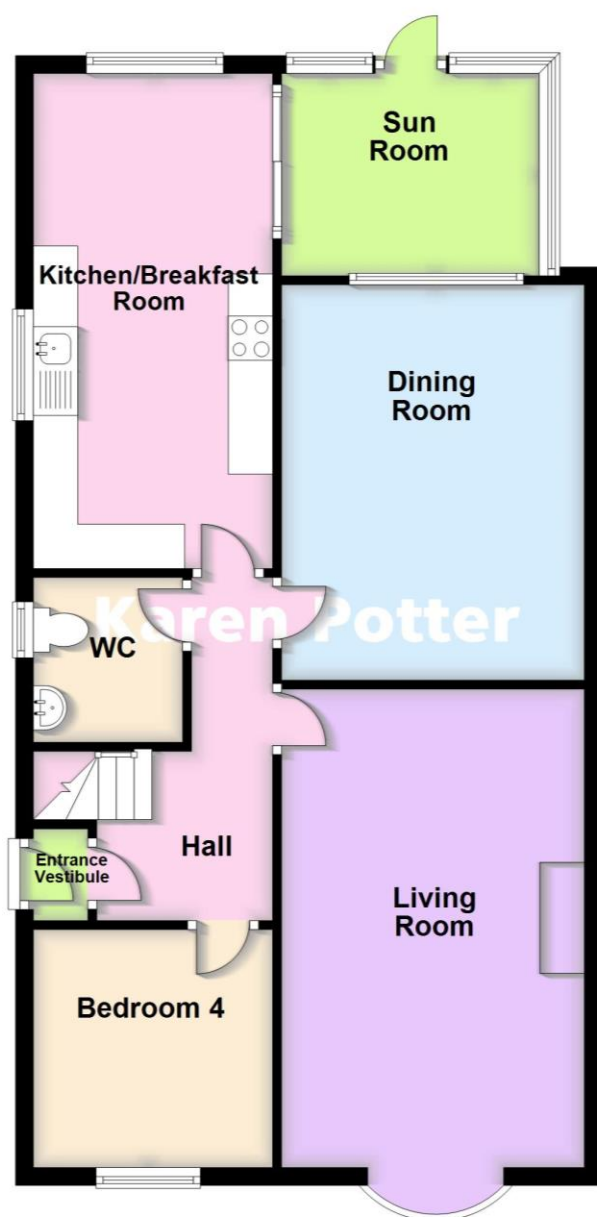
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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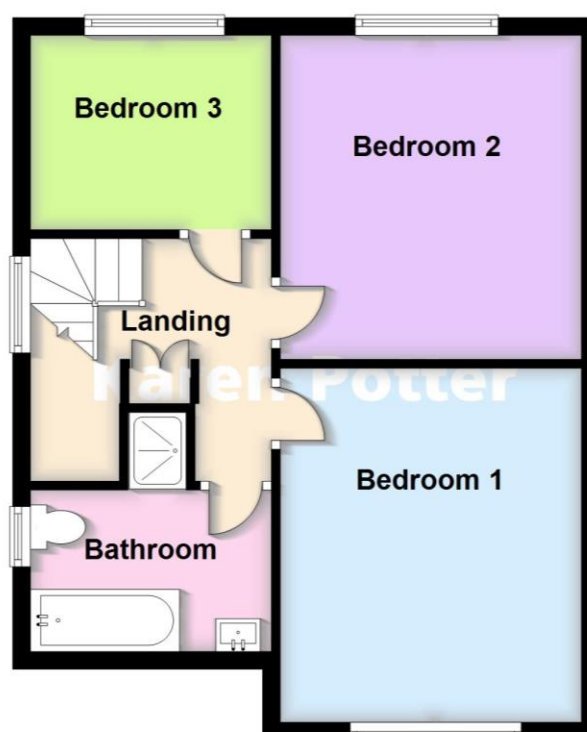
Ground Floor

Approx. 75.6 sq. metres (813.6 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 121.4 sq. metres (1306.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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