



## 8 Crichton Place South Shore, FY4 1NS

*Spacious & Well Presented Detached Family Home, Two Rooms, Modern Breakfast Kitchen, Four Bedrooms (1 Ground Floor), Four Piece Family Bathroom Suite, Gas Central Heating, Upvc Double Glazing, Two Driveways, Garage, South Facing Enclosed Rear Garden, Excellent Residential Location.*

# £279,950

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## GROUND FLOOR

### VESTIBULE

5' 11" x 2' 11" (1.8m x 0.89m) Upvc double glazed entrance door to front elevation, tiled floor, meter cupboard and cloakroom hanging rails, inner door to: HALLWAY

5' 11" x 10' 11" (1.8m x 3.33m) Inner hallway with wood flooring throughout, radiator.

### LOUNGE

11' 09" x 13' 05 into bay" (3.58m x 4.09m) Upvc double glazed walk-in box bay window unit to front elevation, wood flooring, two feature stained glass window units to side elevation, radiator unit.

### LIVING ROOM

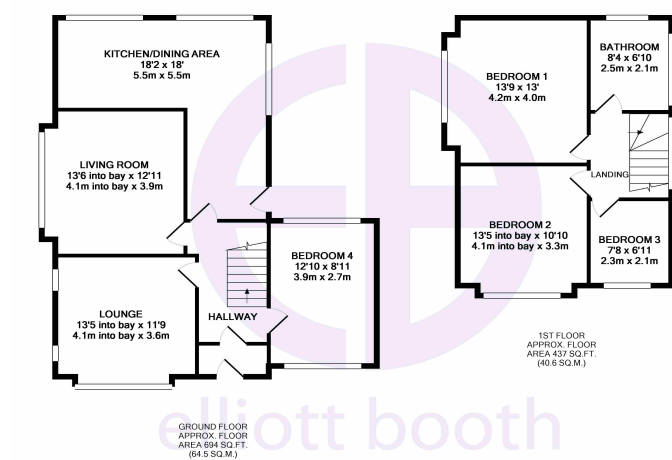
13' 06 into bay" x 12' 11" (4.11m x 3.94m) Main reception room with a walk-in box bay window unit to side elevation, living flame effect gas fire set in a marble hearth, inset and fireplace surround, wood flooring, radiator unit.

### KITCHEN DINING AREA

18' 02" x 18' 00" (5.54m x 5.49m) Modern fitted kitchen with a matching range of base and eye level units, cornice trims, drawers and round edged worktops. Feature Double "Belfast Sink" unit, integrated four ring halogen hob, oven and chimney style extractor hood over. Space and plumbing for a fridge/freezer, dishwasher and automatic washing machine. There is a breakfast dining area with a radiator unit and windows to the rear and side elevations.

### BEDROOM 4

8' 11" x 12' 10" (2.72m x 3.91m) Ground floor fourth bedroom currently used as a third reception room with window units to the front and rear elevations, radiator unit.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## FIRST FLOOR

### BEDROOM 1

13' 09 into bay" x 13' 00" (4.19m x 3.96m) Main bedroom with a upvc double glazed box bay window to side elevation, full wall range of fitted wardrobes with sliding doors, hanging rails, shelving and additional storage space, radiator unit.

### BEDROOM 2

10' 10" x 13' 05 into bay" (3.3m x 4.09m) Upvc double glazed walk-in box bay window to front elevation, radiator unit, Fitted Wardrobes.

### BEDROOM 3

6' 11" x 7' 08" (2.11m x 2.34m) Upvc double glazed window unit to front elevation, radiator unit.

### BATHROOM

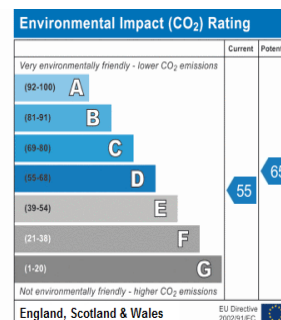
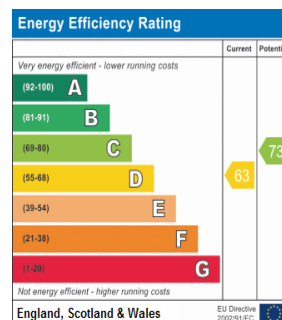
6' 10" x 8' 04" (2.08m x 2.54m) Fitted with a four piece bathroom suite comprising of a deep panelled bath, shower unit, low level WC and vanity sink unit. There is tiling to all walls, a heated towel radiator unit and ceiling spotlights.

## GARDEN AREAS

There is an enclosed South facing paved rear garden that has a pond area and a seating/entertainment area. There is access to the garage and also further gated access to the second driveway and garden areas surrounding the side of the property. There is an additional driveway to the front of the property as well.

## GARAGE

There is a brick built garage with an electric door and both power and light connected.



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