



48 Glastonbury Avenue, Blackpool, FY1 6RB

Three Double Bedroom Extended Semi Detached House

£194,950

 3  2  2



A well-presented extended semi-detached family home

Shoreline Estates are pleased to bring to market this superb three double bedroom extended family home which has been tastefully modernised throughout while retaining plenty of character and space. The property benefits from a modern dining kitchen and shower room, the master bedroom benefits from its own free standing bath creating that hotel vibe. Early viewing is highly recommended to fully appreciate everything this property has to offer. NO CHAIN

Hallway

UPVC front door, meter cupboard, double radiator, Tiled floor, stairs to the first floor.

Ground Floor WC

Low flush WC, Tiled floor, uPVC double glazed window

Lounge 3.25m x 3.14m (10'8" x 10'4")

uPVC double glazed bay window, Radiator.

Dining Kitchen 4.57m x 5.18m (15'0" x 17'0")

Modern range of wall and base cupboard units with complementary square edge worktops, single drainer colour stainless steel sink with mixer tap, Integrated gas hob and electric oven with extractor over, Integrated undercounter fridge, Integrated undercounter freezer, Integrated dishwasher, Part tiled walls, Recessed spotlighting, Two UPVC double glazed windows, Tiled floor, Patio Doors to rear leading out into the garden, Radiator

First Floor

Landing – uPVC double glazed window to side elevation

Bedroom 1 – 2.63m x 3.79m (8'8" x 12'5") + 1.85m x 1.46m (6'1" x 4'9")

Two UPVC double glazed windows to the front elevation, Radiator.

Bedroom 2 – 3.7m x 3.0m (12'0" x 9'11")

UPVC double glazed window to rear elevation, Radiator.



Key Features

- Popular Residential Location
- Deceptive Accommodation
- Three Double Bedrooms
- Extended Dining Kitchen
- Gas Central Heating
- Double Glazing
- Gardens to Rear
- Off Road Parking
- No Chain
- Early Viewing Essential

01253 352207

info@shorelineestates.co.uk
www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

Shower Room 1.80m x 1.76m (5’11” x 5’9”)

Three-piece suite comprising, Walk in shower cubicle, Low flush WC, Vanity wash hand basin, Tiled walls, UPVC double glazed window to rear elevation, Towel heater radiator.

Second Floor

UPVC double glazed window.

Bedroom 3 – 4.52m x 4.69m maximum - (14’10” x 15’15”)

Freestanding bath, Two Velux style windows, Radiator.

Outside

Parking

Modern low maintenance off street parking and driveway, Garage with personal door, Power & Light.

Rear Garden

A generous private rear garden offering a great mix of low maintenance outdoor space and greenery. Th property benefits from a large paved patio area leading to a lawned garden with mature trees and established pants.

GENERAL

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS

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

INFORMATION

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers’ instructions and should be used as guidance only.

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.

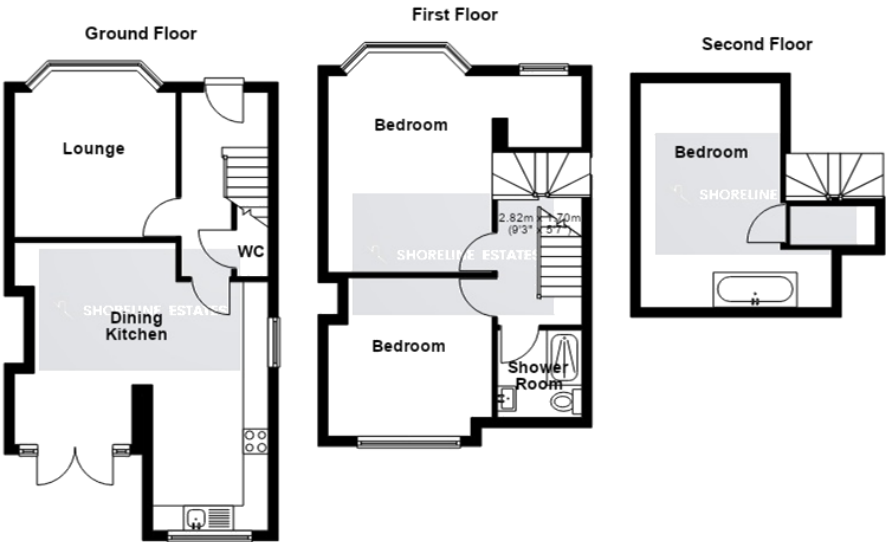
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





Get in touch

FOR APPOINTMENTS AND ENQUIRIES

01253 352207

info@shorelineestates.co.uk

A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations

 OnTheMarket



01253 352207

info@shorelineestates.co.uk

www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham, Blackpool, FY2 9HX