

**‘ SUPER FIRST TIME BUY ‘**



**8 ST MARYS CLOSE HIGHFURLONG BLACKPOOL FY3 7UB**

**PRICE £115,000**

**NO CHAIN**

- . WELL PRESENTED END GARDEN MEWS**
- . 2 BEDROOMS**
- . CONSERVATORY**
- . DOUBLE GLAZING & GAS CENTRAL HEATING**
- . LANDSCAPED GARDENS**
- . OFF STREET PARKING**

**DESCRIPTION** Occupying a popular position, mid way between Blackpool and Poulton town centres, this well presented end garden mews house is available for immediate occupation and would make a super first home. Warmed by gas fired central heating and complemented by double glazing, features include entrance porch, good lounge, dining kitchen with large conservatory off, landing, two bedrooms and a bathroom and W.C with a white suite. Outside to the front is an open plan garden and the property benefits from off street parking. At the rear is a lovely landscaped garden featuring paved and gravelled patio areas with well stocked shrubs.

**LOCATION** Proceeding towards Poulton form Garstang Road West and turn right into Dinmore Avenue. Turn next left into Yew Tree Road and St Marys Close is the second turning on the right.



**8 ST MARYS CLOSE HIGHFURLONG**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**ENTRANCE PORCH** Double glazed window.

**LOUNGE** 14'9 X 11'2. Double glazed window, radiator, laminate floor, two wall light points, stairs.

**DINING KITCHEN** 11'0 X 7'4. Fitted with a range of laminate base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, plumbing for washing machine, tiled splashbacks, matching eye level cupboards, double glazed window, door to conservatory, radiator, deep pantry cupboard housing boiler.

**CONSERVATORY** 10'8 X 8'5. UPVC double glazed window and French doors to rear.

**ON THE FIRST FLOOR**

**LANDING** Airing cupboard, loft access, double glazed window.

**BEDROOM NO 1** 11'6 X 8'2. Double glazed window, radiator, laminate floor.

**BEDROOM NO 2** 9'1 X 6'1. Double glazed window, radiator, laminate floor.

**BATHROOM & W.C** Fitted with a white suite comprising panelled bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin, W.C – low suite, part tiled walls, double glazed window, ceramic tiled floor, radiator.

**OUTSIDE**

**PARKING**

**LANDSCAPED REAR GARDEN**

**GROUND RENT** Approx £45 p / a

**MAINTENANCE** Approx £167.77 p /a

**TENURE** Leasehold.

**SERVICES** All mains services – gas fired central heating.

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

**EPC RATING:- D**

**COUNCIL TAX BAND:- B**