



Estate Agents and Valuers

‘ EXCELLENT FIRST TIME BUY! ‘



23 SHARROW GROVE BLACKPOOL FY1 5NE
PRICE £149,950 NO CHAIN

- . **STYLISHLY REFURBISHED SEMI DETACHED HOUSE**
- . **3 BEDROOMS**
- . **OPEN PLAN DINING KITCHEN**
- . **DOWNSTAIRS W.C**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **GARDENS TO FRONT & REAR**

DESCRIPTION A stylishly refurbished semi detached home occupying a popular and convenient location within easy reach of the motorway and Blackpool town centre. Beautifully presented throughout, the accommodation comprises an entrance porch, welcoming entrance hall with a handy downstairs W.C, a comfortable lounge opening into the dining room, which in turn flows seamlessly into a superb fitted kitchen, creating an ideal space for modern family living and entertaining. To the first floor are three well proportioned bedrooms and a contemporary re fitted family bathroom with W.C. Outsider, there are gardens to both the front and rear, and the property is offered for sale with the added advantage of no onward chain.

LOCATION Proceeding out of Blackpool along Park Road to the traffic light junction with Condor Grove and turn right. At the roundabout turn left into Grasmere Road and Sharrow Grove is the first turning on the left.



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The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL Radiator, stairs, cupboard housing VOKERA combi boiler.

LOUNGE 14'2 X 10'9. UPVC double glazed window, radiator, living flame effect gas fire on a feature surround, open to:-

DINING ROOM 13'2 X 10'8. UPVC double glazed door, open to kitchen.

KITCHEN 8'9 X 5'10. Recently re fitted with a range of black base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer ceramic sink unit with mixer tap over, built in oven, hob and hood, laminate walls, matching eye level cupboards, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING Loft access, UPVC double glazed window.

BEDROOM NO 1 13'0 X 10'6. UPVC double glazed window, radiator.

BEDROOM NO 2 11'0 X 10'7. UPVC double glazed window, radiator.

BEDROOM NO 3 7'0 X 5'8. UPVC double glazed window, radiator.

SHOWER ROOM & W.C Fitted with a white suite comprising panelled bath with shower over, vanity sink unit, W.C – low suite, laminate walls, heated ladder towel rail, UPVC double glazed window.

OUTSIDE

GARDENS TO FRONT & REAR

SERVICES All mains services – gas fired central heating.

TENURE Freehold.

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