



Estate Agents and Valuers

‘ VERSATILE ACCOMMODATION ‘



168 READS AVENUE BLACKPOOL FY1 4JD

PRICE £179,950

NO CHAIN

- . HALL TO HALL SEMI DETACHED HOUSE
- . 4 / 5 BEDROOMS (1 DOWNSTAIRS)
- . 2 BATHROOMS
- . UPVC DOUBLE GLAZING & PARTIAL GAS CENTRAL HEATING
- . OFF STREET PARKING
- . COMPACT REAR GARDEN
- . STYLISHLY REFURBISHED THROUGHOUT

DESCRIPTION Reads Avenue, Blackpool – A handsome and stylishly presented 4 / 5 bedroom semi detached home of the ever popular hall to hall design. Versatile in layout, the property features a ground floor bedrooms alongside a downstairs bathroom, making it ideal for those requiring accessible living accommodation. To the first floor are a further four bedrooms and an additional bathroom. Externally, there is off street parking top the front and compact rear garden. Conveniently situated within easy reach of Blackpool town centre, shops and local amenities.

LOCATION Proceeding out of Blackpool along Whitegate Drive from the traffic light junction with Church Street and Reads Avenue is a short distance along on the right hand side.



168 READS AVEUE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL Staircase to the first floor.

LOUNGE 15'7 X 13'10. UPVC double glazed window, radiator, living flame effect gas fire, radiator.

INNER HALLWAY Radiator, understairs storage cupboard.

KITCHEN 12'10 X 11'8. Fitted with a modern range of grey base units and worktops with bevelled edges incorporating a single bowl stainless steel sink unit with mixer tap over, built in oven, hob and hood, Main combi boiler, UPVC double glazed window and door, radiator.

GROUND FLOOR BEDROOM / DINING ROOM 13'2 X 12'5. UPVC double glazed window, radiator, fitted wardrobes.

BATHROOM & W.C Panelled bath with mixer tap and shower attachment over, W.C – low suite, pedestal wash hand basin, heated chrome style towel rail, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

BEDROOM NO 1 12'5 X 11'3. UPVC double glazed window, electric radiator.

BEDROOM NO 2 12'6 X 12'5. UPVC double glazed window, electric radiator.

BEDROOM NO 3 11'8 X 7'4. UPVC double glazed window, electric radiator.

BEDROOM NO 4 9'5 X 6'10. UPVC double glazed window, electric radiator.

BATHROOM & W.C Shower cubicle, pedestal wash hand basin, W.C – low suite, heated chrome style ladder towel rail, UPVC double glazed window.

OUTSIDE

OFF STREET PARKING

COMPACT REAR GARDEN

TENURE Freehold.

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.

COUNCIL TAX BAND:- T.B.C

EPC RATING:- C