



3 Summerville Avenue, Staining,
Blackpool, FY3 0BP

£185,950

This modern semi-detached home has been **EXTENDED** to provide a stunning **OPEN PLAN** contemporary fitted dining kitchen, creating an impressive family living space. There is also a separate lounge, while the first floor offers **THREE** bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from ample off-road parking, with space to add a garage if required, while the rear gardens enjoy an impressive degree of privacy.

Ideally situated just 200 yards from the Village centre and a range of local amenities.

Offered for sale with **NO ONWARD CHAIN** and available for immediate occupation.

- **THREE** bedrooms; Lounge
- **LARGE** open plan **DINING** kitchen
- Stylish kitchen
- UPVC double glazed; Gas central heating
- Gardens; Off street parking
- Close to village centre
- **NO CHAIN**



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Porch: UPVC double glazed front door and windows.

Hall: Staircase, Understairs storage, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Lounge: 15'6" x 12'0" (4.72 m x 3.66 m) Fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 18'0" x 17'2" (5.49 m x 5.23 m) A spacious, extended open plan dining kitchen comprising:-

...Kitchen Area: Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Built in microwave, fridge and freezer, Colour coordinated one and a half bowl sink, UPVC double glazed window. Directly open to:-

...Lounge and Dining Area: () Wood effect laminate flooring, Two UPVC double glazed windows and patio doors to rear garden, Radiator.



First Floor:

Landing.

Bedroom 1: 12'0" x 11'2" (3.66 m x 3.40 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'1" x 9'4" (3.38 m x 2.84 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 6'5" (2.03 m x 1.96 m) Two UPVC double glazed windows to two elevations, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Lawned.

Rear: Mostly lawned, Paved patios, Stone gravel parking area. Excellent level of privacy

Parking: Off street parking and garage space.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2234.20 (2026/27)



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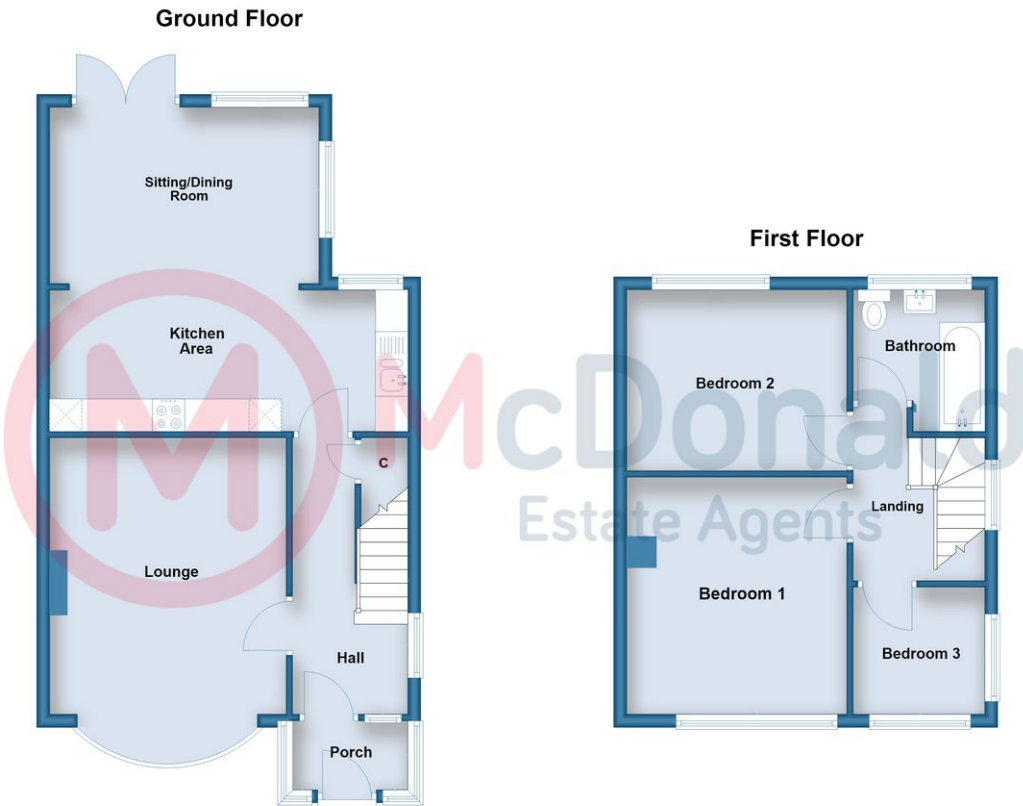


Directions: From Devonshire Square near our Blackpool office on Whitegate Drive travel inland along Newton Drive. Continue straight ahead at the roundabout and turn right just before the Newton Arms Pub into Staining Road. Follow the road for some length and turn left into Castle Lane. Take the first turning on the right into Mill Lane and Summerville Avenue is the second turning on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Summerville Avenue

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