



Offers In Excess of £190,000

A deceptively spacious end terraced house that must be seen to be fully appreciated. Extended on the ground floor the property offers flexible living space with the large room at the rear acting as a fourth bedroom or family room. Accommodation comprises: entrance hall, cloakroom WC, lounge/dining room, fitted kitchen, family room/bedroom four, three bedrooms, walk through room/study and a modern family bathroom. Attractively presented by the present owner the property benefits from both gas central heating and double glazing. Outside there are level gardens both front and rear. Viewing is highly recommended.



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Blackmore Crescent, Southway, PL6 6NU**Entrance hall**

Two built in storage cupboards. Stairs rise to the first floor.

Cloakroom WC

Low flush WC. Wash hand basin. Tiled floor.

Lounge/diner**Lounge area 4.54m (14'11") x 4.45m (14'7")**

Double glazed window to the side. Double glazed door to the family room. Double glazed window to the rear. Double and single radiators.

Dining area 2.01m (6'7") x 1.64m (5'5")

Radiator.

Family room/Bedroom four 4.22m (13'10") x 2.52m (8'3")

Laminate flooring. Storage cupboard with hideaway bed. Double glazed double doors to the garden. Double glazed window to the rear. Double radiator.

Kitchen 3.13m (10'3") x 2.65m (8'8")

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks and tiled floor. Built in double oven and five ring gas hob. Plumbing for washing machine. Cupboard housing the gas boiler. Double glazed window to the front aspect.

First floor landing

Single radiator. Built in storage cupboard.

Bedroom one 4.03m (13'3") x 2.51m (8'3")

Laminate flooring. Double glazed window to the rear aspect with views over the surrounding area. Double radiator.

Bathroom 1.97m (6'6") x 1.67m (5'6")

Plus recess for the entrance doorway. Suite in white comprising: bath with separate shower unit over, pedestal wash hand basin and low flush WC. Tiled splashbacks and tiled floor. Skylight window.

Study/Room 2.88m (9'5") x 2.06m (6'9")

Laminate flooring. Double glazed window to the front aspect. Fitted wardrobe. Door to bedroom two. Single Radiator.

Bedroom two 2.9m (9'6") x 2.39m (7'10")

Double glazed window to the front aspect. Single radiator.

Bedroom three 3.3m (10'10") x 1.95m (6'5")

Double glazed window to the rear aspect with views over the surrounding area. Radiator. Recess space for wardrobe.

Front garden

Laid to lawn with shrubs and plants.

Rear garden

Low maintenance garden, laid with a paved patio. Storage shed.

Council tax band

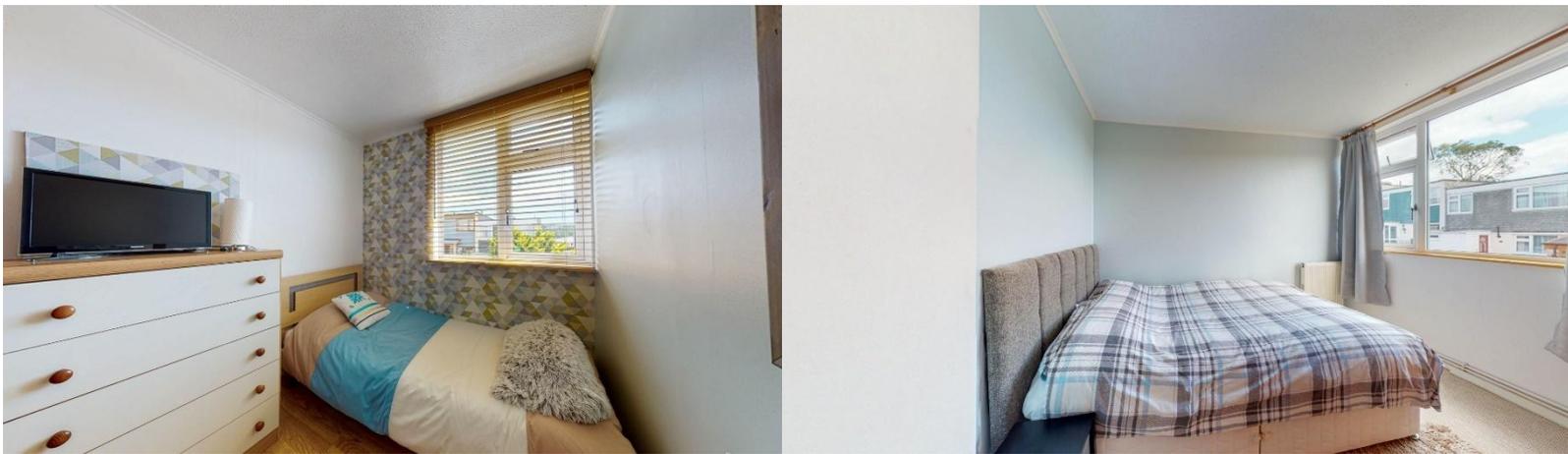
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Viewing Arrangements

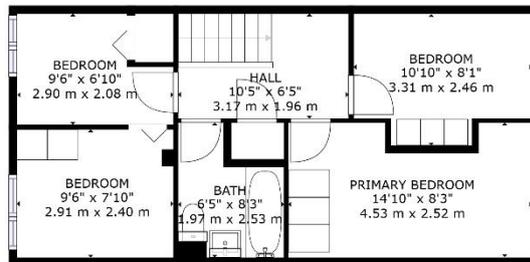
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL AREA
 FLOOR 1: 632 sq. ft, 59 m²; FLOOR 2: 471 sq. ft, 44 m²
 TOTAL: 1103 sq. ft, 102 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

