



Estate Agents and Valuers

‘ POPULAR LOCATION! ‘



15 SENIOR AVENUE MARTON BLACKPOOL FY4 4LE
PRICE O/O £139,950

- . EXTENDED GARDEN TERRACE
- . 3 BEDROOMS PLUS LOFT HOBBIES ROOM
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . POSSIBLE OFF STREET PARKING
- . APPROX 42FT REAR GARDEN
- . CUL DE SAC LOCATION

DESCRIPTION Senior Avenue is a bay fronted garden terrace tucked away in a quiet cul de sac just behind Preston New Road, conveniently positioned for easy access to the motorway network and making an ideal first time buy. The accommodation comprises an entrance hall, lounge open plan to the dining room, kitchen and a useful cloaks / W.C. To the first floor are three bedrooms together with a bathroom and W.C, while a spiral staircase leads to a useful loft hobbies room. Outside there is potential off street parking to the front an enclosed rear garden extending to approximately 42ft in length, featuring gravelled and paved areas ideal for low maintenance enjoyment.

LOCATION Proceeding out of blackpool along Preston New Road and go straight ahead at the traffic light junction with South Park Drive. Turn next right into Barclay Avenue. At the end, turn left into Newhouse Road, right into Elaine Avenue and Senior Avenue is on the left.



15 SENIOR AVENUE MARTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Radiator, stairs, UPVC double glazed door.

LOUNGE 13'9 X 11'7. UPVC double glazed window, radiator, laminate floor, open to:-

DINING ROOM 12'7 X 11'3. UPVC double glazed window, radiator, laminate floor.

KITCHEN 11'3 X 5'9. Fitted with a range of panelled base units and worktops with bevelled edges incorporating a 1.5 bowl single drainer stainless steel sink unit with mixer tap over, built in double oven, hob and hood, plumbing for dishwasher, matching eye level cupboards, UPVC double glazed door, two UPVC double glazed windows.

CLOAKS / W.C W.C – low suite, radiator, pedestal wash hand basin, radiator, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING Spiral staircase to loft hobbies.

BEDROOM NO 1 13'9 X 11'2. UPVC double glazed window, radiator.

BEDROOM NO 2 11'3 X 9'10. UPVC double glazed window, radiator.

BEDROOM NO 3 7'10 X 5'0. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, W.C – low suite, tiled walls, UPVC double glazed window.

ON THE SECOND FLOOR

LOFT HOBBIES ROOM 14'9 X 7'7. Velux window, radiator, combi boiler.

OUTSIDE

POSSIBLE OFF STREET PARKING

APPROX 42FT 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:- B**
EPC RATING:- D