



Estate Agents and Valuers

' FABULOUS DOUBLE FRONTED DETACHED '



14 GEORGE AVENUE MARTON BLACKPOOL FY4 4JR
PRICE £275,000

- . HANDSOME DOUBLE FRONTED DETACHED
- . 3 DOUBLE BEDROOMS
- . 2 RECEPTIONS
- . LARGE CONSERVATORY
- . DOUBLE GLAZING & GAS CENTRAL HEATING
- . LONG DRIVEWAY
- . DETACHED DOUBLE GARAGE
- . SUPER 60FT SUNNY WEST FACING GARDEN

DESCRIPTION George Avenue presents a magnificent double fronted detached family residence, offering generous and well balanced accommodation throughout. Boasting three double bedrooms, two spacious reception rooms, and a large conservatory, the property is ideal for modern family living. A long driveway provides ample off street parking and leads to a detached double garage. To the rear is a superb garden extending approximately 60 feet, featuring a paved patio, lawned area, attractive flower and shrub borders, all enjoying a sunny westerly aspect. The property requires a little superficial updating to a purchaser's own taste and offers wonderful potential.

LOCATION Proceeding out of Blackpool along Preston New Road and go straight ahead at the traffic light junction with South Park Drive. Turn right into Barclay Avenue and at the end proceed onto Newhouse Road and into George Avenue.



14 GEORGE AVENUE MARTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Radiator, staircase, understairs storage cupboard.

LOUNGE 25'8 X 12'6. Double glazed window to front, double glazed patio doors to rear, two radiators.

DINING ROOM 15'0 X 11'6. Double glazed window, radiator.

KITCHEN 18'0 X 9'2. Fitted with a range of laminate base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, tiled splashbacks, matching eye level cupboards, plumbing for washing machine and dishwasher, breakfast bar, radiator, UPVC double glazed window.

CONSERVATORY 15'6 X 9'10. UPVC double glazed window and French doors.

ON THE FIRST FLOOR

LANDING UPVC double glazed window, radiator.

BEDROOM NO 1 L SHAPED. (11'2 X 10'7) + (8'10 X 7'10). Two double glazed windows, radiator, fitted wardrobes.

BEDROOM NO 2 10'10 X 9'2. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 3 14'1 X 9'10. Double glazed window, radiator, fitted wardrobes.

BATHROOM & W.C Fitted with a champagne coloured four piece suite comprising panelled bath, shower cubicle, vanity sink unit, W.C – low suite, tiled walls, radiator, UPVC double glazed window.

OUTSIDE

GARDENS TO FRONT & REAR

LONG DRIVEWAY

DETACHED DOUBLE GARAGE 25'4 X 15'7. Electric up and over door, power and light connected.

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:- D