



Estate Agents and Valuers

‘ FABULOUS FAMILY HOME ‘



84 BIRCHWAY AVENUE BLACKPOOL FY3 8EY
PRICE £209,950

- . HALL TO HALL SEMI DETACHED HOUSE
- . 4 BEDROOMS ARRANGED OVER 3 FLOORS
- . 2 RECEPTIONS
- . UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- . APPROX 78 FOOT REAR GARDEN

DESCRIPTION A handsome hall to hall semi detached family home enjoying a highly convenient position just off Newton Drive, within easy reach of Blackpool Victoria Hospital, Stanley Park and the town centre. Beautifully presented throughout, the spacious accommodation comprises an entrance porch, welcoming entrance hall, two elegant separate reception rooms and a well appointed kitchen fitted with stylish white units. To the first floor are three bedrooms, two benefiting from fitted wardrobes, together with a family bathroom featuring a modern four piece suite. A staircase from the landing leads to a superbly proportioned fourth bedroom on the second floor, offering flexible accommodation for a growing family or home office. Outside, the property enjoys a paved front garden screened by a mature hedge, while to the rear is a wonderful enclosed garden extending to approximately 78 feet, mainly laid to lawn with paved seating areas, providing an ideal space for outdoor entertaining and family enjoyment, A truly beautiful home offering generous and versatile accommodation in a sought after location.

LOCATION Proceeding out of Blackpool along Newton Drive and straight ahead at the traffic light junction with Beech Avenue and Birchway Avenue is a turning on the left.



84 BIRCHWAY AVENUE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE PORCH UPVC double glazed door, radiator.

ENTRANCE HALL Laminate floor, radiator, stairs.

DINING ROOM 15'6 X 11'5. Three UPVC double glazed windows, radiator, electric fire.

LOUNGE 17'6 X 10'5. UPVC double glazed French doors, two UPVC double glazed windows, laminate floor, radiator.

KITCHEN 10'8 X 6'10. Fitted with a range of white base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer porcelain steel sink unit with mixer tap over, tiled splashbacks, integrated fridge freezer, matching eye level cupboards, plumbing for washing machine and dishwasher, understairs cupboard, Worcester combi boiler, UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING Stairs to loft hobbies room.

BEDROOM NO 1 15'7 X 11'8 (INC WARDROBES). UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 17'8 X 9'9. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 3 11'5 X 6'0. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a white four piece suite comprising shower cubicle, corner bath, pedestal wash hand basin, W.C – low suite, heated chrome style ladder towel rail, half tiled walls, two UPVC double glazed windows.

ON THE SECOND FLOOR

BEDROOM NO 4 17'5 X 13'8. Two Velux windows.

OUTSIDE

GARDENS TO FRONT & REAR

BRICK STORAGE

SERVICES All mains services – gas fired central heating.

TENURE Freehold.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week. **COUNCIL TAX BAND:- B**