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20 Southworth Avenue, South Shore, Blackpool, FY4 3LH

£224,950

TRANSFROMED by the current owners, this corner site home offers 'showhome' style living, with a contemporary theme throughout. To the ground floor is the spacious open plan Living Area, stunning Kitchen finished with Quartz worktops and bi-fold doors opening out on to a cosy covered seating area, whilst to the first floor are the three Bedrooms and four piece Bathroom. A super example, sold with NO ONWARD CHAIN... needs to be seen !





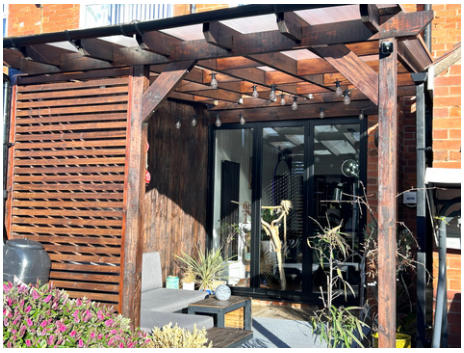


- **Open plan Living area**
- **Stunning modern fitted Kitchen**
- **Three Bedrooms**
- **Four piece Bathroom**
- **Wrap around Gardens**
- **Southerly and Westerly aspects**
- **Garage**
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Hall: () Storage cupboard housing washing machine and dryer, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window and door, Radiator.

WC: () Low flush WC and integrated basin, Gas central heating boiler, UPVC double glazed window.



Lounge: 14'5" x 11'0" (4.39 m x 3.35 m) Feature fireplace with inset solid fuel stove, TV point, Wood finish flooring, UPVC double glazed bay window, Radiator. Open plan to :-

Dining Room: 14'5" x 10'6" (4.39 m x 3.20 m) Coved ceiling, Wood finish flooring, UPVC double glazed bi-fold doors to the rear, Vertical radiator. Open to:-

Kitchen: 17'4" x 6'0" (5.28 m x 1.83 m) A stunning range of modern wall and base cupboard units with Quartz work surfaces, Inset Belfast sink unit with instant boiling water tap, Space for range cooker with extractor over, Wood finish flooring, UPVC double glazed windows and door.



First Floor: ()

Landing: () Loft access, UPVC double glazed window.

Bedroom 1: 14'0" x 10'5" (4.27 m x 3.17 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'6" x 10'5" (4.11 m x 3.17 m) UPVC double glazed window, Radiator.



Bedroom 3: 7'2" x 6'4" (2.18 m x 1.93 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: () A modern style four piece bathroom comprising; Low flush WC, Pedestal wash basin, Tiled step in shower cubicle, Panelled bath. Tiled walls, UPVC double glazed window, Heated towel rail radiator.

Heating: () Gas central heating (NOT TESTED).

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

Council Tax: () Band B £1954.73 (2026/27)

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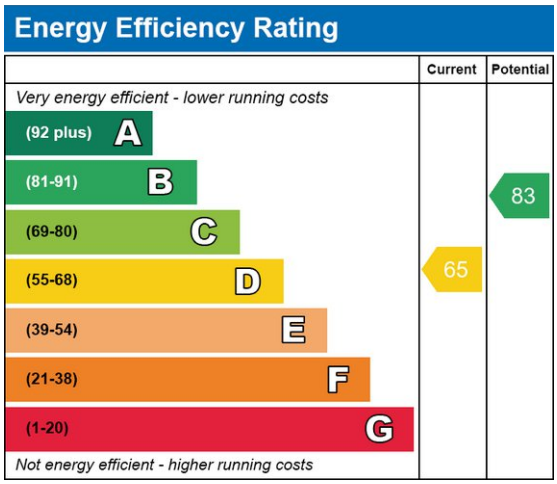






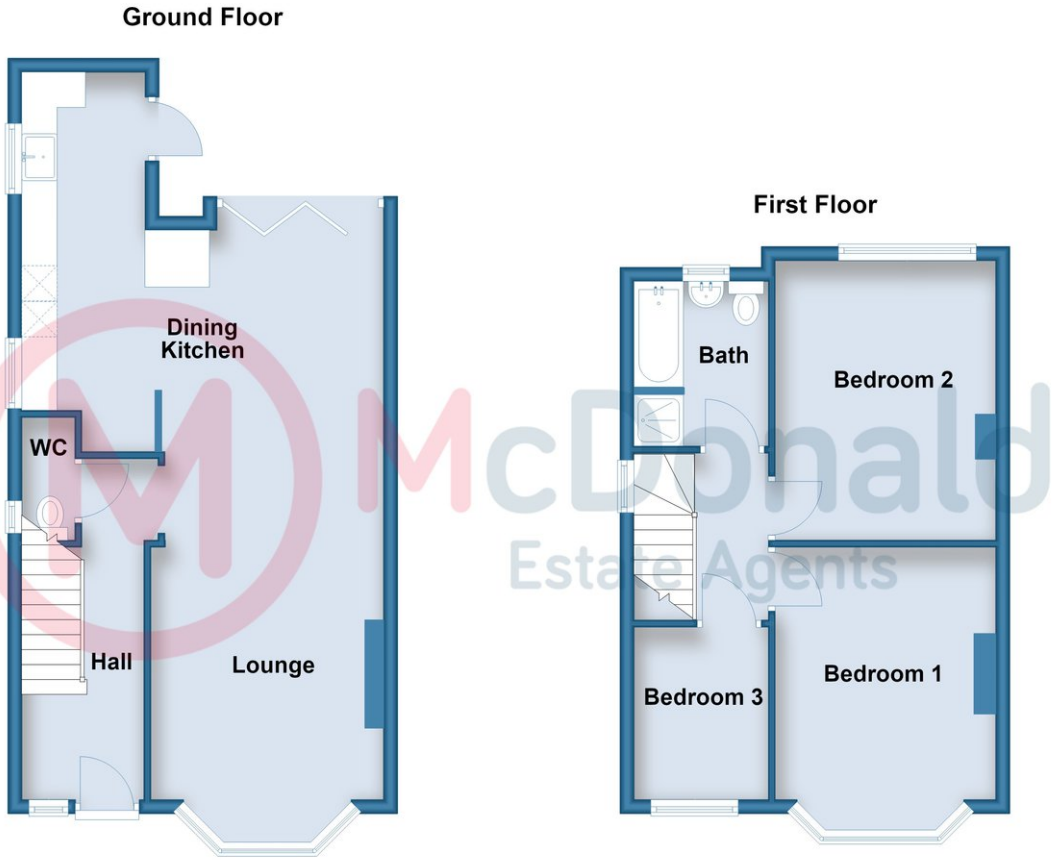
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Directions: Travel inland along Highfield Road, after passing Highfield School Southworth is the next road on the left.



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.



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Plan produced using PlanUp.

Southworth Avenue

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