



Estate Agents and Valuers

' FANTASTIC FAMILY HOME '



19 GOSFORTH ROAD NORTH SHORE FY2 9UB
PRICE £189,950
NO CHAIN

- . **TRADITIONAL SEMI DETACHED HOUSE**
- . **3 BEDROOMS & 2 RECEPTIONS**
- . **EN SUITE TO MASTER**
- . **DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **DRIVEWAY & GARAGE**
- . **SUNNY 55FT WEST FACING GARDEN**
- . **GARDEN ROOM / OFFICE**

DESCRIPTION Gosforth Road is a traditional bay fronted semi detached home in a popular residential location close to north Shore Golf course, offering spacious accommodation ideal for family living. The property features three good sized bedrooms, two reception rooms, double glazing and gas central heating. Outside, there is a driveway leading to a garage together with a sunny west facing rear garden extending to approximately 55 feet in length. A versatile garden room / outside office provides excellent space for anyone working from home or seeking a hobbies room. Available with no onward chain, this is a lovely home with plenty of potential in a sought after setting.

LOCATION Proceeding out of Blackpool along Devonshire Road. Turn left at the roundabout junction with Warbreck Hill Road and Gosforth Road is a turning on the right.



19 GOSFORTH ROAD NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE UPVC double glazed door.

ENTRANCE HALL Staircase, radiator, cloaks cupboard housing Main combi boiler, double glazed window.

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

LOUNGE 15'0 X 12'6. Double glazed window, two radiators, laminate floor, sliding doors to:-

DINING ROOM 13'6 X 12'2. UPVC double glazed patio doors, living flame effect gas fire, radiator.

KITCHEN 9'10 X 9'2. Fitted with a range of pine base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer porcelain sink unit with mixer tap over, built in oven and hob, plumbing for washing machine and dishwasher, tiled walls, matching eye level cupboards, UPVC double glazed window, door to rear.

ON THE FIRST FLOOR

LANDING Feature UPVC stained glass window, loft access with a Slingsby style ladder.

BEDROOM NO 1 14'6 X 10'10 (PLUS WARDROBE). Double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 13'9 X 10'10. Double glazed window, radiator, fitted wardrobes.

EN SUITE Shower cubicle, wash hand basin, tiled walls.

BEDROOM NO 3 9'7 X 7'10. Double glazed window, radiator.

BATHROOM & W.C Fitted with a four piece suite comprising corner bath, shower cubicle, W.C – low suite, vanity sink unit, heated chrome style ladder towel rail, tiled walls, two double glazed windows.

OUTSIDE

DRIVEWAY & GARAGE

LAUNDRY ROOM Plumbing for washing machine, window.

OFFICE 16'6 X 7'7. Double glazed window.

REAR GARDEN Approx 55ft west facing.

TENURE Freehold.

COUNCIL TAX BAND D

EPC RATING:- D

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.