



35 Cheddar Avenue, Blackpool, FY4

Three Bedroom Semi Detached House

£154,950

3 2 1



Spacious Three-bedroom semi-detached house in popular residential location

Shoreline Estates are pleased to bring to the market this spacious three-bedroom semi-detached family home, offering generous living accommodation, a great layout and plenty of potential for its new owners to put their own stamp on. The property has recently been tenanted and now presents an excellent opportunity for buyers looking for a well-proportioned home with scope to update and modernise to their own taste. The accommodation is light and spacious throughout, with potential to upgrade the kitchen and create a more contemporary finish.

Vestibule – uPVC double glazed entrance door, Meter cupboards door leading into:

Hallway – Stairs leading to the first floor, Understairs storage, uPVC double glazed window to side elevation, Radiator.

Through Lounge Dining Room (8.38m x 3.00m) maximum – Bright and spacious room comprising of radiators, uPVC double glazed bay window to front elevation, uPVC double glazed door and window combination leading out to the rear south facing garden.

Kitchen (5.57m x 2.7m) maximum – Range of wall and base cupboard units with complimentary roll edge work tops, Single drainer stainless steel sink, Electric cooker point, Plumbed for automatic washing machine, Part tiled walls, Full height pantry, door leading into dining area, uPVC double glazed window to side elevation, uPVC double glazed door leading out into the south facing rear garden, Radiator.

Key Features

NO ONWARD CHAIN

Vestibule

Hallway

Through Lounge Dining Room

Kitchen

Bathroom

Three Bedrooms

Gas Central Heating

uPVC Double Glazing

Off Street Parking

South Facing Rear Garden

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**Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX**

First Floor

Landing: uPVC double glazed window to side elevation, Loft access.

Bedroom (4.48m x 3 m) – uPVC double glazed bay window to front elevation, Radiator.

Bedroom (4m x 2.32m) – Built in clothes storage, uPVC double glazed window to rear elevation, Radiator.

Bedroom (2.14 m x 2.03m) – uPVC double glazed to front elevation, Radiator.

Bathroom – Panelled bath with shower over, Low flush WC, Pedestal wash hand basin, Tiled walls, Two uPVC double glazed to side elevation, Towel heater radiator.

Outside

Front Garden – Paved area providing off street parking, Side access to south facing rear garden.

Rear Garden – Rear south facing garden.

GENERAL

TENURE

Freehold.

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

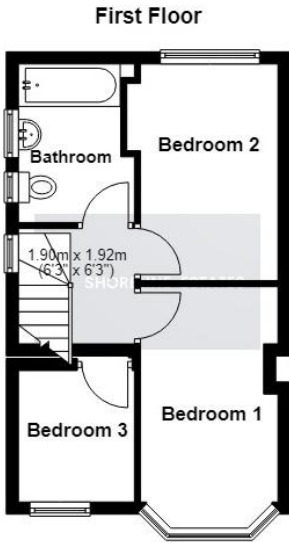
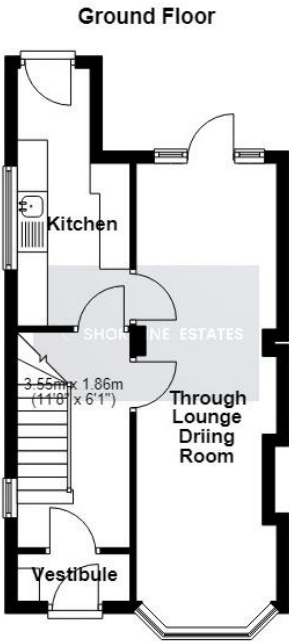
Please note this brochure including photography was prepared by Shoreline Estates in accordance with the sellers' instructions.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Get in touch

FOR APPOINTMENTS AND ENQUIRIES

01253 352207

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations





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