

‘ SOUTH FACING GARDEN ‘



37 TRUNO CLOSE BLACKPOOL FY3 0EP

PRICE £220,000

NO CHAIN

- . MODERN SEMI DETACHED FAMILY HOME
- . FOUR BEDROOMS & TWO BATHROOMS
- . DOWNSTAIRS W.C
- . UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- . DRIVEWAY FOR TWO CARS
- . SOUTH FACING GARDEN WITH OPEN ASPECT

DESCRIPTION Situated on a sought after modern development between Blackpool and Poulton, this stylish detached family home is within the catchment area for well regarded schools. The accommodation includes an entrance hall with downstairs W.C, lounge and a contemporary dining kitchen with cashmere coloured units and integrated appliances. There are three first floor bedrooms and a family bathroom, while the second floor is dedicated to a superb master bedroom with en suite and lovely open views across adjoining fields. Outside a driveway provides parking for two cars, and the enclosed rear garden enjoys a sunny southerly aspect.

LOCATION Proceeding out of Blackpool along Newton Drive from the roundabout junction near the hospital. Continue into Newton Drive East, turn left into Benedict Drive and after a short distance bear right into Truno Close.



37 TRUNO CLOSE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed window and door, radiator, stairs.

DOWNSTAIRS WC WC – Low suite, pedestal wash handbasin, radiator and UPVC double glazed window.

LOUNGE 15'0 X 12'5. UPVC double glazed window, radiator, understairs storage cupboard.

DINING KITCHEN 15'8 X 9'10. Fitted with a range of cashmere coloured base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stoneless steel sink unit with mixer tap over, integrated fridge / freezer and dishwasher, plumbing for washing machine, matching eye level cupboards, radiator, UPVC double glazed window, UPVC double glazed French doors to rear.

ON THE FIRST FLOOR

LANDING Radiator, UPVC double glazed window, stairs to second floor.

BEDROOM NO 2 10'0 X 9'0. UPVC double glazed window, radiator.

BEDROOM NO 3 9'6 X 8'5. UPVC double glazed window, radiator.

BEDROOM NO 4 8'10 X 6'2. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, W.C – low suite, heated chrome style ladder towel rail, part tiled walls, UPVC double glazed window.

ON THE SECOND FLOOR

MASTER BEDROOM 15'8 X 11'7. Two UPVC double glazed windows, two radiators, fitted wardrobes.

EN SUITE Shower cubicle, wash hand basin, W.C – low suite, heated chrome style ladder towel rail, part tiled walls.

OUTSIDE

DRIVEWAY

SOUTH FACING GARDEN

TENURE TBC

COUNCIL TAX BAND:- D

EPC RATING:- C

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.