



Estate Agents and Valuers

‘ SUPER FIRST TIME BUY ‘



133 INGLEWAY AVENUE BLACKPOOL FY3 8LH
PRICE £149,950

- . MODERN END GARDEN MEWS
- . 3 BEDROOMS
- . 2 RECEPTIONS & CONSERVATORY
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . 40FT GARDEN

DESCRIPTION Ingleway Avenue is home to a modern end garden mews house, ideally positioned in a popular location close to Victoria Hospital and within easy reach of Blackpool town centre. The property offers well planned accommodation with three bedrooms, the master benefiting from an en suite W.C, along with a family bathroom and separate W.C. Living space includes a comfortable lounge, dining room, fitted kitchen and a bright conservatory overlooking the rear garden. Outside there is an open plan front garden, while the rear is a generous garden extending to approximately 40 feet, designed for ease of maintenance with artificial grass and paved areas. A super first time buy.

LOCATION Proceeding out of Blackpool along Newton Drive, through the traffic light junction with beech Avenue. Turn second left into Birchway Avenue and Ingleway Avenue is the next turning on the right.



133 INGLEWAY AVENUE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Composite door, radiator, stairs.

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

LOUNGE 15'4 X 11'6. UPVC double glazed window, radiator.

DINING ROOM 8'7 X 7'5. UPVC double glazed patio doors to conservatory, radiator, understairs storage cupboard, open to:-

KITCHEN 8'9 X 5'9. Fitted with a range of white base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, part tiled walls, matching eye level cupboards, plumbing for washing machine, UPVC double glazed window.

CONSERVATORY UPVC double glazed windows and French doors to rear.

ON THE FIRST FLOOR

LANDING UPVC double glazed window, cupboard housing Main combi boiler.

BEDROOM NO 1 12'6 X 8'0. UPVC double glazed window, radiator.

EN SUITE W.C – low suite, wash hand basin.

BEDROOM NO 2 8'6 X 8'0. UPVC double glazed window, radiator.

BEDROOM NO 3 7'0 X 6'2. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a soft cream coloured suite comprising panelled bath with shower over, pedestal wash hand basin, W.C – low suite, radiator, part tiled walls, UPVC double glazed window.

OUTSIDE

OPEN PLAN FRONT GARDEN

APPROX 40FT REAR GARDEN

TENURE T.B.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.

EPC RATING:- D

COUNCIL TAX BAND:- C