



Estate Agents and Valuers

‘ FANTASTIC FAMILY HOME! ‘



29 CLEATOR AVENUE NORTH SHORE BLACKPOOL FY2 9TZ
PRICE £234,950

- . **TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE**
- . **3 BEDROOMS & 2 RECEPTIONS**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **DRIVEWAY & GARAGE**
- . **55FT SUNNY WEST FACING GARDEN**

DESCRIPTION Occupying a great location close to North Shore Golf Course and within the catchment area of well regarded schools, this handsome bay fronted semi detached boasts graciously proportioned accommodation, which is well presented throughout and would make a superb family home. Warmed by gas fired central heating and complimented by UPVC double glazing, features include entrance vestibule, entrance hall, two large receptions, dining kitchen with beech style units, landing, three good bedrooms and a bathroom and separate W.C with a white suite. A Slingsby ladder from the landing gives access to a really useful boarded loft space. Outside to the front is a garden and driveway affording off street parking and giving access to a detached brick garage. The rear garden extends about 55ft in length, featuring lawned and paved areas with well stocked borders including plum, pear and apple trees. It enjoys a sunny westerly aspect.

LOCATION Proceeding out of Blackpool along Devonshire Road to the roundabout junction with Warbreck Hill Road and turn left. Cleator Avenue is the fourth turning on the right hand side.



29 CLEATOR AVENUE NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL Radiator, stairs, featured stained glass door.

LOUNGE 13'2 X 15'0. UPVC double glazed window, radiator, Italian marble feature fireplace with living flame effect gas fire.

DINING ROOM 17'5 X 12'2. UPVC double glazed window, radiator, gas fire, built in storage cupboard and shelving.

DINING KITCHEN 26'0 X 8'7. Fitted with a range of cream shaker style units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, gas cooker point, extractor hood, plumbing for washing machine, matching eye level cupboards, radiator, two UPVC double glazed windows.

ON THE FIRST FLOOR

LANDING Triple UPVC double glazed window, loft access.

BEDROOM NO 1 17'5 X 10'10. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 15'0 X 13'2. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 3 8'4 X 7'10. UPVC double glazed window, radiator, fitted wardrobes.

BATHROOM Panelled bath, large shower cubicle, wash hand basin, tiled floor with underfloor heating, heated chrome style ladder towel rail, Baxi combi boiler.

SEPARATE W.C W.C – low suite, wash and basin, tiled floor and walls, UPVC double glazed window.

ON THE SECOND FLOOR

BOARDED LOFT 19'9 X 9'2. Plus restricted headroom.

OUTSIDE

GARDENS TO FRONT & REAR

DRIVEWAY

GARAGE 16'6 X 9'10. Double timber doors, power and light.

TENURE Freehold.

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.

COUNCIL TAX BAND:- D