

‘ FANTASTIC FIRST TIME BUY ‘



3 APPLE TREE GARDENS BLACKPOOL FY3 8FU
PRICE £164,950

- . MODERN GARDEN MEWS HOME
- . 3 BEDROOMS
- . LOUNGE & OPEN PLAN DINING KITCHEN
- . DOWNSTAIRS W.C
- . EN SUITE TO MASTER BEDROOM
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . LANDSCAPED GARDENS
- . OFF STREET PARKING

DESCRIPTION A modern and well presented garden mews Apple Tree Gardens, ideally positioned just a short walk from Victoria Hospital, Stanley Park and Blackpool town centre. An ideal first time buy, the accommodation comprises entrance hall with cloakroom / W.C, good sized lounge and dining kitchen with integrated appliances and French doors to the rear. Upstairs are three bedrooms, with the master benefiting from an en suite shower room, plus a family bathroom and W.C. Outside are landscaped gardens to the front and rear, with a gate providing access to an off road parking space.

LOCATION Proceeding out of Blackpool along Newton Drive and through the traffic light junction with Beech Avenue. Apple Tree Gardens is a short distance along on the left.



3 APPLE TREE GARDENS BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Radiator, stairs, laminate floor.

CLOAKS / W.C W.C - low suite, wash hand basin, ceramic tiled floor, radiator.

LOUNGE 14'10 X 11'8. UPVC double glazed window, radiator, laminate floor, understairs storage cupboard, archway to:-

DINING KITCHEN 15'0 X 10'4. Fitted with a range of white base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, built in double oven, hob and hood, integrated dishwasher and fridge / freezer, matching eye level cupboards, radiator, UPVC double glazed window and French doors to rear.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 12'5 X 11'9. Two UPVC double glazed windows, radiator.

EN SUITE Shower cubicle, pedestal wash and basin, tiled walls.

BEDROOM NO 2 9'2 X 8'8. UPVC double glazed window, radiator, laminate floor.

BEDROOM NO 3 9'0 X 5'9. UPVC double glazed window, radiator, laminate floor.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash and basin, W.C – low suite, heated chrome style ladder towel rail, tiled floor.

OUTSIDE

LANDSCAPED GARDENS TO FRONT & REAR

PARKING SPACE TO REAR

TENURE Leasehold residue of 999 year lease – ground rent £125 per annum.

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:- B

EPC:- T.B.C