



**15 Pasture Close, Blackpool, FY4 5FW**  
**£235,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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PROPERTY  
PERSPECTIVE

### GROUND FLOOR

#### Lounge 12'2" x 14'8" (3.72m x 4.48m)

High quality wood effect laminate flooring with under-stair storage cupboard and blind

#### Kitchen/diner 15'7" x 9'8" (4.76m x 2.97m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

#### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 9'1" x 9'9" (2.79m x 2.98m)

High quality wood effect laminate flooring with window to the front elevation and blind

#### Bedroom 8'2" x 9'3" (2.51m x 2.83m)

High quality wood effect laminate flooring with window to the rear elevation and blind

#### Bedroom 6'0" x 8'9" (1.85m x 2.67m)

High quality wood effect laminate flooring with window to the rear elevation and blind

#### Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

### SECOND FLOOR

#### Bedroom 11'5" x 9'1" (3.50m x 2.79m)

Carpet flooring with dual aspect windows to the front/rear, fitted wardrobes and blind

#### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and heated towel rail

### EXTERNAL

Beautifully presented and landscaped rear garden with Indian Stone patio area and artificial lawn enclosed by panel fencing. Tandem driveway to the side of the property, leading to a detached single garage with scope to create additional parking.