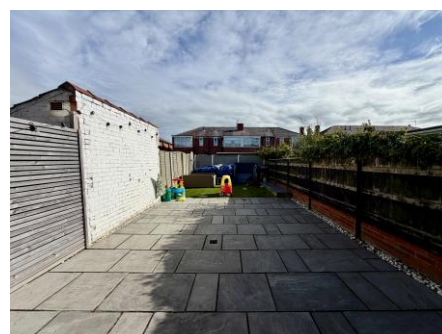
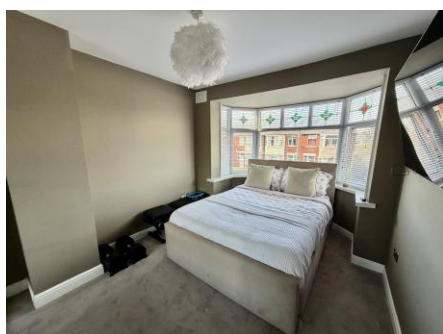


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30 BARMOUTH AVENUE STANLEY PARK BLACKPOOL FY3 9SL
PRICE £149,995

- . WELL PRESENTED GARDEN TERRACE**
- . 3 BEDROOMS**
- . LOUNGE**
- . OPEN PLAN DINING KITCHEN**
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . 50FT REAR GARDEN**
- . SUPER FIRST TIME BUY**

DESCRIPTION A well presented bay fronted garden terrace in the sought after Stanley Park area, offering easy access to Victoria Hospital. A superb first time buy, the property features an entrance hall, lounge and recently refitted open plan dining kitchen with stylish sage coloured units. Upstairs are three bedrooms and a bathroom with W.C, fitted with a white suite. Outside, the attractive front garden is paved and gravelled, whilst the impressive rear garden extends approximately 50ft and features Indian stone paving and artificial grass. A lovely home ready to move into!

LOCATION Proceeding Preston Old Road from the traffic light junction with South Park Drive. Bear left into St Leonards Road right into Southbourne Road and Barmouth Avenue is on the left hand side.



30 BARMOUTH AVENUE STANLEY PARK

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door, stairs.

LOUNGE 14'4 X 9'7. UPVC double glazed window, radiator, open to:-

DINING KITCHEN 15'10 X 14'0. Recently refitted with a range of sage coloured base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer porcelain sink unit with mixer tap over, built in oven, hob and hood, integrated fridge freezer, laminate floor, breakfast bar, radiator, plumbing for washing machine, UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING Cupboard housing Vaillant combi boiler.

BEDROOM NO 1 14'4 X 9'6. UPVC double glazed window, radiator.

BEDROOM NO 2 13'7 X 9'5. UPVC double glazed window, radiator.

BEDROOM NO 3 7'9 X 6'0. UPVC double glazed window, radiator.

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, part tiled walls, radiator, UPVC double glazed window.

OUTSIDE

GARDENS TO FRONT & REAR

TENURE Freehold.

COUNCIL TAX BAND:- A

EPC:- 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.