



**8 Auburn Grove, Blackpool,
FY1 5NJ**

£140,000

***** STUNNINGLY REFURBISHED FAMILY HOME *****

A beautifully refurbished semi-detached family home, offering stylish modern accommodation throughout and ready to move straight into.

The property features a STYLISH fitted breakfast kitchen, which opens directly onto the SOUTH-FACING rear gardens, creating a superb space for both family life and entertaining.

There are THREE WELL-PROPORTIONED BEDROOMS, with the layout improved by swapping the original third bedroom with the bathroom, together with a MODERN THREE-PIECE BATHROOM.

Internal viewing is highly recommended to fully appreciate the quality, style and space this impressive home has to offer.

- THREE bedrooms
- Lounge; STYLISH open plan DINING kitchen
- Modern bathroom
- UPVC double glazing; Gas central heating
- SOUTH facing rear
- Beautiful 'Turn Key' home; No chain



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Open Porch.

Hall: Spindled staircase, Small understairs cupboards, Meter cupboard, Combi gas central heating boiler, Plumbed for washing machine, UPVC double glazed front door.

Lounge: 14'2" x 10'5" (4.32 m x 3.17 m) Coved ceiling, UPVC double glazed bay window, Radiator. Double doors to:-

Dining Kitchen: 16'8" x 14'9" (5.08 m x 4.50 m) Super stylish fitted dining kitchen overlooking south facing rear, Comprising;

...Dining Area: Wood effect laminate flooring, Plumbed for American fridge-freezer, UPVC double glazed window, Radiator. Directly open to:-

...Kitchen Area: Newly fitted contemporary range of wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor hood, Stainless steel sink, Tiled splashback, Wood effect laminate flooring, UPVC double glazed window and rear door.



First Floor:

Landing.

Bedroom 1: 13'11" x 10'9" (4.24 m x 3.28 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 14'10" x 9'8" (4.52 m x 2.95 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'6" x 6'9" (2.59 m x 2.06 m) Two UPVC double glazed windows, Radiator.

Bathroom: Newly fitted, modern three piece suite comprising; Combination bath and shower with screen and dual shower attachment, Vanity wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.



Outside:

Front: Concrete with established flowerbed.

Rear: South facing, Paved patio, Large flowerbed, Over 35ft in length.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)



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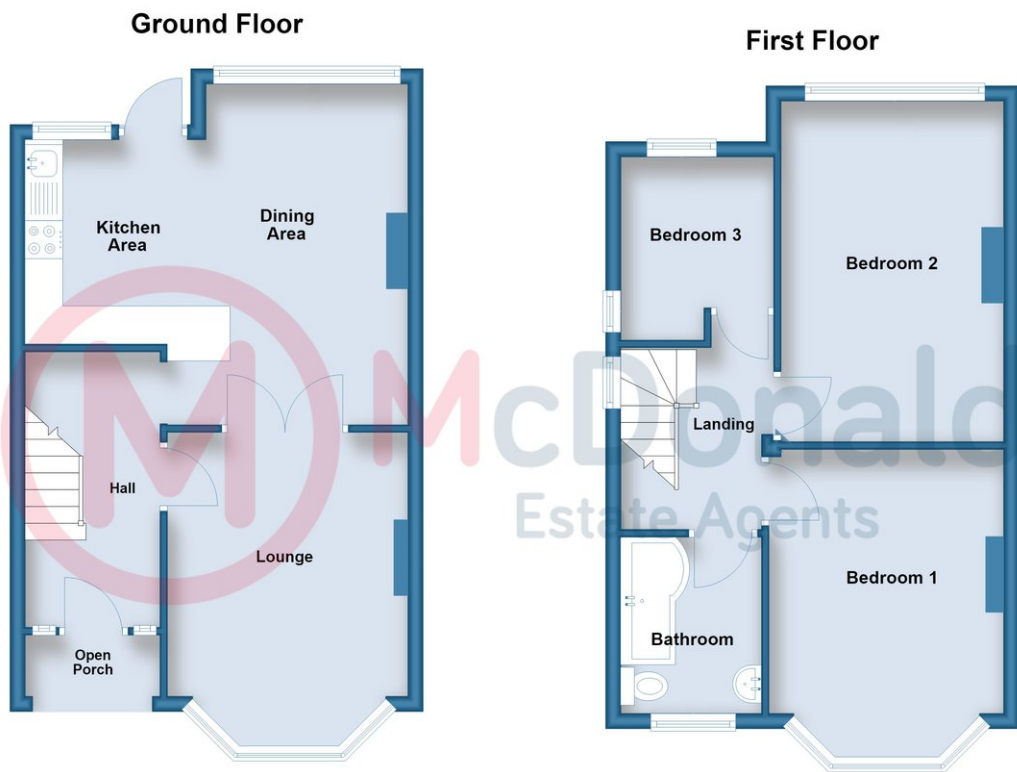


Directions: Take Whitegate Drive heading south, at the traffic lights with Condor Grove turn right, at the roundabout take the first exit onto Grasmere Road and finally third left onto Auburn Grove.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Auburn Grove

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