

Road Map



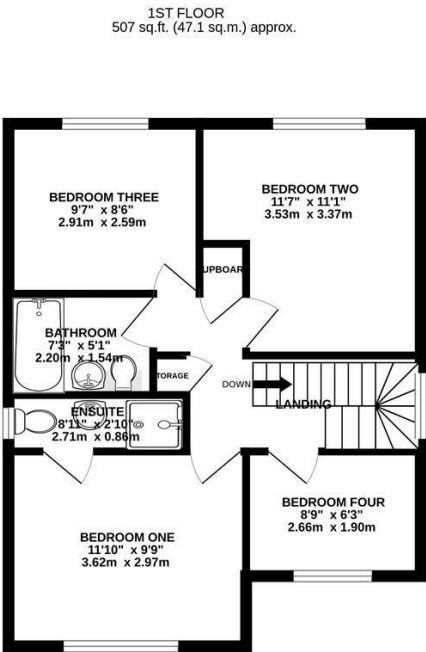
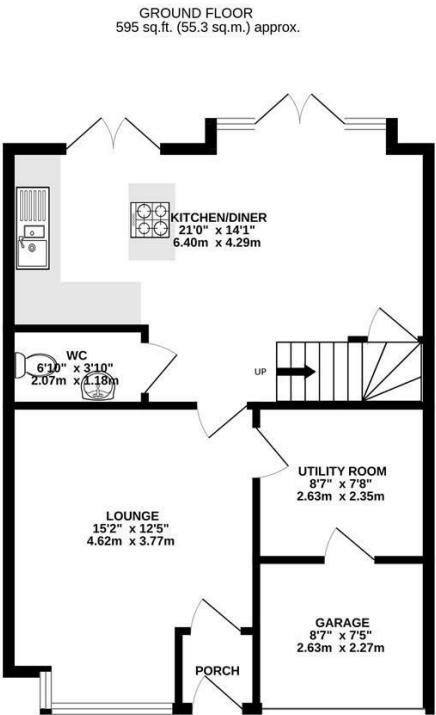
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

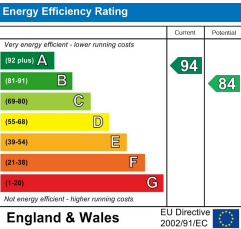
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Viewings

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Energy Efficiency Graph



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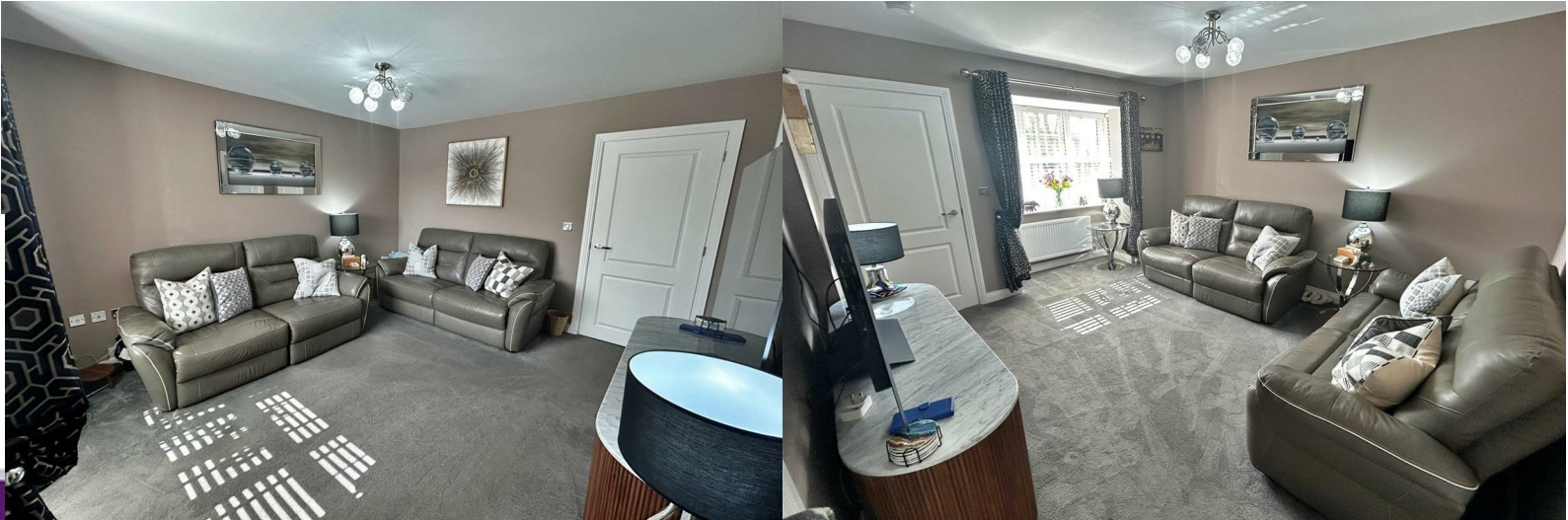
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SALES & LETTINGS



10 Worthington Avenue
, Blackpool, FY4 4FX

Offers In The Region Of £295,000  4  2  1  A



10 Worthington Avenue

, Blackpool, FY4 4FX

Offers In The Region Of £295,000



Introduction

A beautifully presented and immaculate four-bedroom detached family home, situated in a quiet end-of-cul-de-sac position just off Preston New Road.

Built by Rowland Homes, this stylish property offers modern family living throughout, with four bedrooms, two bathrooms and a sleek open-plan kitchen/diner, providing the perfect space for cooking, dining and entertaining. A useful utility room adds further practicality.

The property benefits from excellent off-road parking, an integral garage and a large rear garden, providing plenty of space for families, outdoor entertaining and relaxing.

Ideally located close to local schools, shops and transport links, this impressive modern home combines contemporary style, practical living space and a peaceful family-friendly setting.

Entrance Porch

Door to front providing access from front driveway. Internal door leading into lounge.

Lounge

15'1" x 12'4"

UPVC double glazed bay window to front. Carpet, ceiling lights and radiator. Side access into converted garage utility room.

Utility Room

8'7" x 7'8"

Access via lounge. Plumbed for washing machine and space for tumble dryer. Baxi Gas Boiler. Internal door leading to front garage area.

Integral Garage

8'7" x 7'5"

Reduced garage space with up and over door to front.

Ground Floor WC

6'9" x 3'10"

UPVC double glazed opaque window to side. Low flush WC with wall mounted wash hand basin. Luxury vinyl flooring. Radiator and ceiling.

Dining Kitchen

20'11" x 14'0" (at widest point)

2x UPVC double glazed French style patio doors to rear leading out onto rear garden. A range of wall and base units with complimentary worktops and central kitchen island housing Zanussi 5 ring gas hob with ceiling mounted, chrome extractor fan above. Zanussi double oven. 1.5 stainless steel sink unit with mixer tap above. Dishwasher. Integral Fridge and Freezer. Luxury vinyl flooring throughout. Spot lights and radiator. Open spindled stair case (with under stair storage) leading to first floor landing.

First Floor Landing

Accessed via open stair case from kitchen/diner. UPVC double glazed opaque window to side. Access to all first floor rooms. 2x storage cupboards. Loft access. Carpet and contemporary hanging lights.

Bedroom One

11'10" x 9'8"

UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En-suite.

En-Suite

8'10" x 2'9"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower unit,

pedestal wash hand basin and low flush WC. Chrome towel heater and spot lights.

Bedroom Two

11'6" x 11'0"

UPVC double glazed window to rear. Carpet, ceiling light and radiator. Bespoke fitted wardrobes.

Bedroom Three

9'6" x 8'5"

UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Four

8'8" x 6'2"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

7'2" x 5'0"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above and glass partition, pedestal sink and low flush WC. Wood effect tiled floor, tiled wall and mosaic tiled splashback.

Front Exterior

End of cul-de-sac location with private road serving three dwellings.

Off road parking for two vehicles to front and side access.

Electric car charger to side.

Rear Exterior

North East facing landscaped rear garden with paved patio area and artificial turf.

4x External Electric Points

Key Details

Tenure - Freehold

Developer - Rowland Homes

service charge - £275 per annum

House Model - Bowes

EPC Rating - B

Council Tax Band - D - Blackpool Borough Council

Approximately 9 years NHBC Warranty remaining

