



Estate Agents and Valuers

‘ FANTASTIC FAMILY HOME! ‘



2 CLEATOR AVENUE NORTH SHORE BLACKPOOL FY2 9TZ
PRICE £289,950

- . HANDSOME SEMI DETACHED FAMILY HOME
- . 4 BEDROOMS & 2 RECEPTIONS
- . TWO BATHROOMS
- . DOWNSTAIRS W.C
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . MATURE GARDENS TO FRONT & REAR
- . DRIVEWAY & GARAGE

DESCRIPTION A handsome semi detached family home occupying a highly sought after position close to North Shore Golf Course, Blackpool town centre and within the catchment area of well regarded schools. Offering versatile and beautifully presented accommodation throughout, the property comprises an entrance vestibule, welcoming hallway and with downstairs W.C, two spacious reception rooms and a superb fitted kitchen. To the first floor are three well proportioned bedrooms, a family bathroom and a separate shower room, which was formerly a fourth bedroom and could easily be reinstated if required. A staircase from the landing leads to an additional generous bedroom, ideal for growing families or those working from home. Outside, the property is complemented by attractive gardens to both front and rear, while a driveway provides ample off street parking and access to a garage, currently arranged as a delightful sun lounge with a workshop to the rear. An excellent family home in a prime residential location.

LOCATION Proceeding out of Blackpool along Devonshire Road to the roundabout junction with Warbreck Hill Road and turn left. Cleator Avenue is a turning on the right hand.



2 CLEATOR AVENUE NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL Radiator, stairs.

LOUNGE 17'0 X 12'6. UPVC double glazed window, radiator, living flame effect gas fire.

DINING ROOM 17'0 X 12'6. UPVC double glazed window, wood burner style gas fire, open to:-

KITCHEN 23'0 X 7'8. Fitted with a range of walnut style units and worktops with bevelled edges incorporating built in double oven, hob and hood, part tiled walls, integrated dishwasher, matching eye level cupboards, cupboard housing Baxi combi boiler, plumbing for washing machine and vented for tumble dryer, radiator, two UPVC double glazed windows, UPVC double glazed door.

ON THE FIRST FLOOR

LANDING UPVC double glazed window, radiator, stairs to 2nd floor.

BEDROOM NO 1 16'6 X 11'2. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 16'7 X 11'7. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 3 11'10 X 7'10 (PLUS DOOR RECESS). UPVC double glazed window, radiator, fitted wardrobes.

SHOWER ROOM & W.C (FORMERLY A BEDROOM). Shower cubicle, vanity sink unit, radiator, UPVC double glazed window.

BATHROOM & W.C Fitted with a white suite comprising corner bath with shower over, vanity sink unit, W.C – low suite, tiled walls, heated chrome style ladder towel rail, UPVC double glazed window.

ON THE SECOND FLOOR

BEDROOM NO 4 11'7 X 8'8 (PLUS RESTRICTED HEADROOM). Velux window, radiator, under eaves storage.

OUTSIDE

GARDENS TO FRONT & REAR

DRIVEWAY

GARAGE Currently used as a sun room with workshop behind.

TENURE Freehold.

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:- D** **EPC RATING:- C**