Stephen Tew

ESTATE AGENTS







32 Bentinck Avenue, South Shore, Blackpool, FY4 1SB

PRICE: £210,000

- Semi Detached House
- Entrance Vestibule, Hall
- Lounge, Dining Room
- Modern Fitted Kitchen
- Utility Room
- 3 Piece GF Shower Room
- 4 Bedrooms, En-Suite Shower Room
- 4 Piece Stylish Bathroom Suite







Property Description

GROUND FLOOR

ENTRANCE VESTIBULE
7' 10" x 2' 8" (2.39m x 0.81m)
Opaque double glazed leaded window to front, cupboard with gas meter, cupboard with fuse box and electricity meter, uPVC double glazed opaque entrance door

HALLWAY
Double radiator, karndean flooring, cornice style ceiling, under-stairs storage cupboard, stairs to first floor landing

LOUNGE
12' 3" x 12' 11" (15'2" into bay) (3.73m x 3.94m)
Upvc double glazed leaded bay window to front, gas fire, double radiator, karndean flooring, two wall lights, cornice style ceiling

DINING ROOM
15' 9" x 11' 3" (4.8m x 3.43m)
Multi-fuel burner with surround, two radiators, laminate flooring, recessed spotlights, uPVC double glazed double door to rear garden, open plan to kitchen

KITCHEN
17' 8" x 8' 9" (5.38m x 2.67m)
Fitted with a modern matching range of base and eye level units with round edged worktops, matching breakfast bar, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer and cooker, two uPVC double glazed windows to side, recessed spotlights, open plan to dining room, uPVC double glazed opaque door to side

UTILITY
5' 10" x 3' 10" (1.78m x 1.17m)
Round edged worktops, plumbing for washing machine, space for tumble dryer, uPVC opaque double glazed window to rear, laminate flooring

SHOWER ROOM
5' 8" x 5' 3" (1.73m x 1.6m)
Fitted with three piece suite comprising shower enclosure with fitted shower and glass screen, vanity wash hand basin with base cupboard and mixer tap and low-level WC, uPVC opaque double glazed window to rear, heated towel rail, laminate flooring, panelled walls, panelled ceiling

FIRST FLOOR

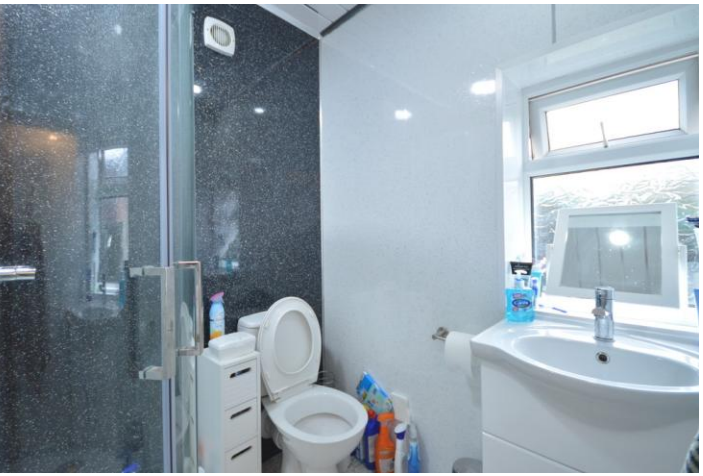
LANDING
Upvc opaque double glazed leaded window to side with coloured glass, access to loft with pull down ladder













BEDROOM 1
13'0" (15'2" into bay) x 12'3" (3.96m x 3.73m)
Upvc double glazed leaded bay window to front, fitted wardrobes, double radiator, recessed spotlights

BEDROOM 2
13'10" x 11'2" (4.22m x 3.4m)
Upvc double glazed window to rear, double radiator, wall light

BEDROOM 3
13'8" x 9'7" (4.17m x 2.92m)
Upvc double glazed window to rear, skylight, double radiator, laminate flooring

EN-SUITE SHOWER ROOM
4'5" x 5'7" (1.35m x 1.7m)
Fitted with three piece suite comprising shower enclosure with fitted shower and folding glass screen, corner wall mounted wash hand basin and low-level WC, extractor fan, laminate flooring

BEDROOM 4
8'5" x 7'10" (2.57m x 2.39m)
Upvc double glazed leaded bay window to front, radiator

BATHROOM
5'7" x 9'7" (1.7m x 2.92m)
Fitted with four piece suite comprising jacuzzi bath with hand shower attachment, pedestal wash hand basin, shower enclosure with electric shower and glass screen and low-level WC, half height tiling to all walls, uPVC opaque double glazed window to side, small uPVC opaque double glazed window to side, radiator

OUTSIDE
Front paved garden with a variety of shrubs, side driveway providing off-road parking
Enclosed rear garden laid to lawn with a variety of shrubs

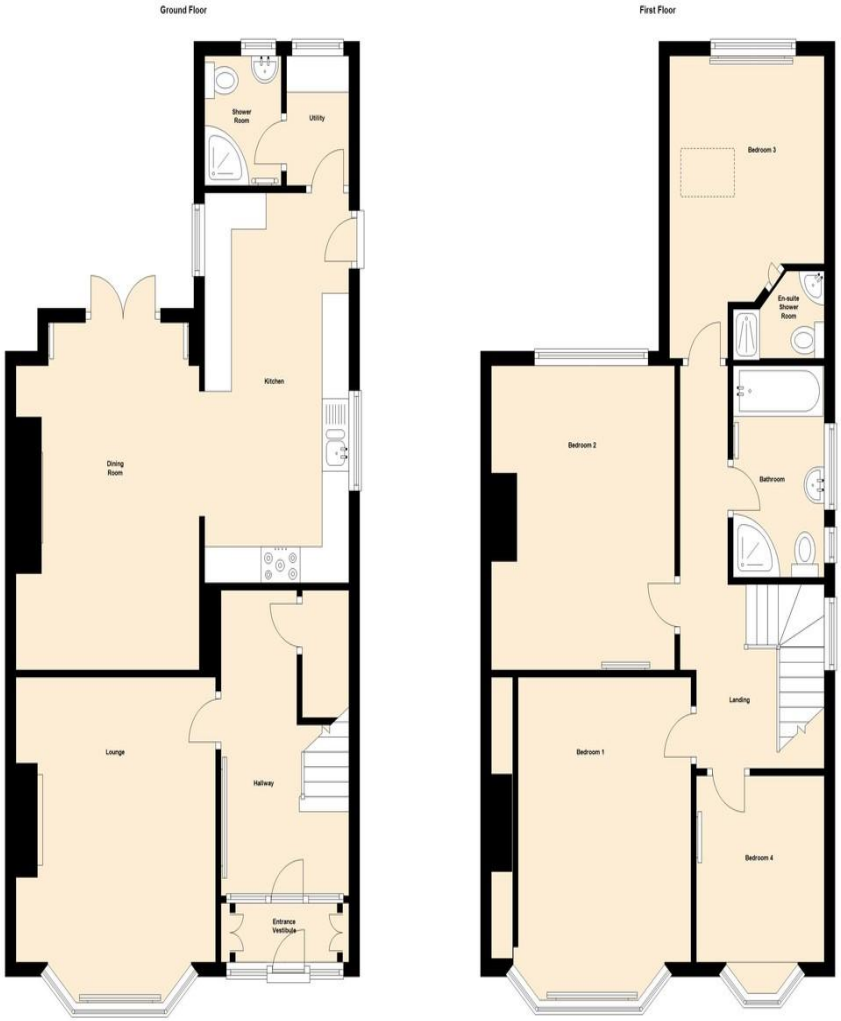
COUNCIL TAX BAND
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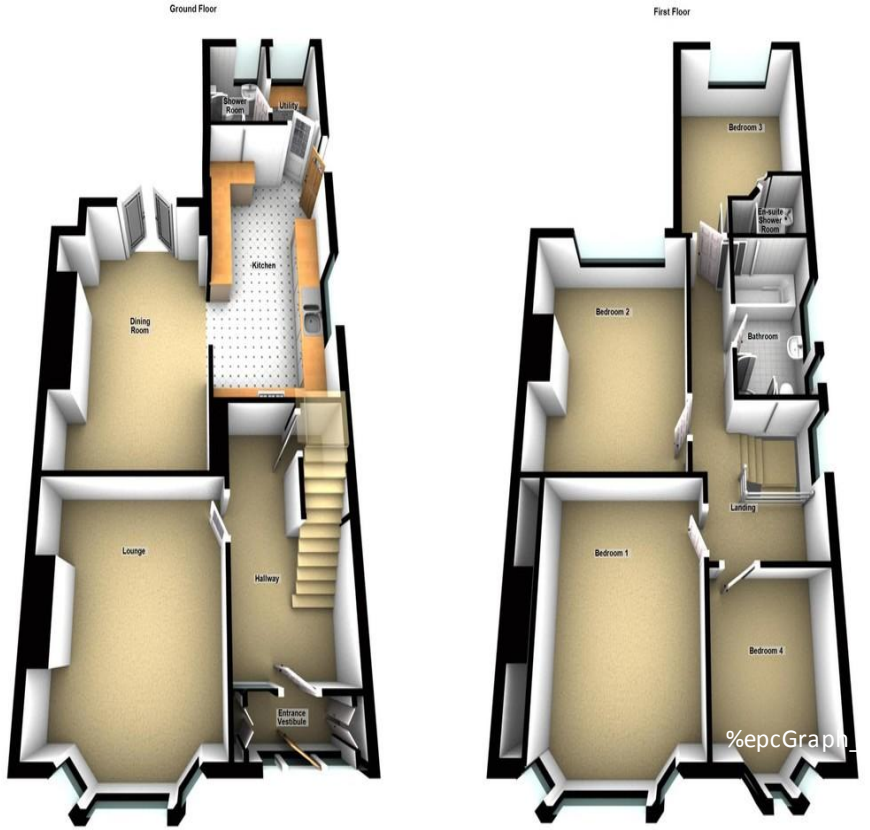
ENERGY EFFICIENCY RATING
Coming Soon...

PROPERTY TENURE
We are verbally informed by the vendor that the property is **FREEHOLD**

MORTGAGES
FOR A GREAT DEAL ON YOUR MORTGAGE OR RE-MORTGAGE CONTACT US... Mortgage Options are pleased to offer all Stephen Tew clients A **FREE** no obligation mortgage review to see if we can save you money on your mortgage. 01253 401111

LETTINGS & MANAGEMENT
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements