



10 Grizedale Road, Marton, Blackpool, Lancashire, FY4 4TL

Offers Over £275,000

- Stunning Detached House
- Large Entrance Hall
- Lounge, Living Room, Dining Room,
- Fitted Modern Kitchen, Utility Room
- 3 Additional Bedrooms, 3 Piece Bathroom
- GCH, UVPC, Double Glazing Throughout
- Generously Sized Rear Garden Driveway, Garage
- South Facing Garden
- No Chain, Viewing Highly Recommended



Property Description

GROUND FLOOR

ENTRANCE HALL

Radiator, wooden laminate flooring, staircase to first floor landing, door to Storage cupboard.

LOUNGE

14' 3" x 12' 10" (4.34m x 3.91m) uPVC double glazed walk-in Georgian bow window to front, small uPVC opaque window to side, small uPVC opaque double glazed window to side, wooden laminate flooring, cornice style ceiling with ceiling rose, feature coal effect living flame effect gas fire set in ornate surround and marble effect inset and hearth, cast-iron grate.

STORAGE CUPBOARD.

DINING AREA

10' 7" x 10' 2" (3.23m x 3.1m) Open plan to Kitchen

LIVING ROOM

25' 8" x 10' 6" (7.82m x 3.2m) Two small uPVC opaque double glazed windows to side, two radiators, wooden laminate flooring, ceiling with recessed spotlights, bi-fold doors.

KITCHEN

11' 9" x 10' 8" (3.58m x 3.25m) Fitted with a matching range of base and eye level units with drawers, cornice trims and granite, matching breakfast bar, integrated fridge and dishwasher, built-in electric fan assisted double oven, four ring electric hob with extractor hood over, uPVC double glazed Georgian style window to rear, wooden laminate flooring, ceiling with recessed spotlights.

UTILITY ROOM

10' 7" x 8' 11" (3.23m x 2.72m) Fitted with a matching range of base units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and tumble dryer, uPVC opaque double glazed window to side, radiator, wooden laminate flooring, fitted with low-level WC.

GARAGE

15' 10" x 8' 11" (4.83m x 2.72m) Integral garage with power and light connected, floor mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

FIRST FLOOR

LANDING

uPVC opaque Georgian style window to side, access to loft, built-in airing cupboard linen shelving, door to Storage cupboard.



BEDROOM 1

17'9" x 10'4" (5.41m x 3.15m) uPVC double glazed Georgian style window to rear, fitted with a range of wardrobes with hanging rail, shelving, overhead storage and drawers, ceiling with recessed spotlights.

EN-SUITE SHOWER ROOM

10'4" x 7'7" (3.15m x 2.31m) Fitted with three piece suite comprising tiled shower enclosure with glass screen and wash hand basin with storage under and mixer tap with full height tiling to all walls, uPVC opaque double glazed Georgian style window to side, tiled floor, ceiling with recessed spotlights.

BEDROOM 2

13'3" x 13'0" (4.04m x 3.96m) uPVC double glazed Georgian style window to front, cupboard with built-in wardrobe(s) with part full-length mirrored sliding door, radiator, cornice style ceiling, drawers and desk unit, sliding door.

BEDROOM 3

11'8" x 10'8" (3.56m x 3.25m) uPVC double glazed Georgian style window to rear, radiator, cornice style ceiling.

BEDROOM 4

8'2" x 8'0" (2.49m x 2.44m) uPVC double glazed Georgian style window to front, radiator.

BATHROOM

7'8" x 7'3" (2.34m x 2.21m) Fitted with three piece white suite comprising panelled bath with shower attachment over and glass screen, pedestal wash hand basin and low-level WC, full height tiling to all walls, heated towel rail, uPVC opaque double glazed Georgian style window to side, tiled floor.

OUTSIDE

Mature front garden, driveway leading to garage and providing off-road parking. Enclosed mature rear garden with a variety of mixed plants, shrubs and trees, mainly laid to lawn, crazy paved patio.

COUNCIL TAX BAND

E

ENERGY EFFICIENCY RATING

D

PROPERTY TENURE

We are verbally informed by the vendor that the property is FREEHOLD

MORTGAGES

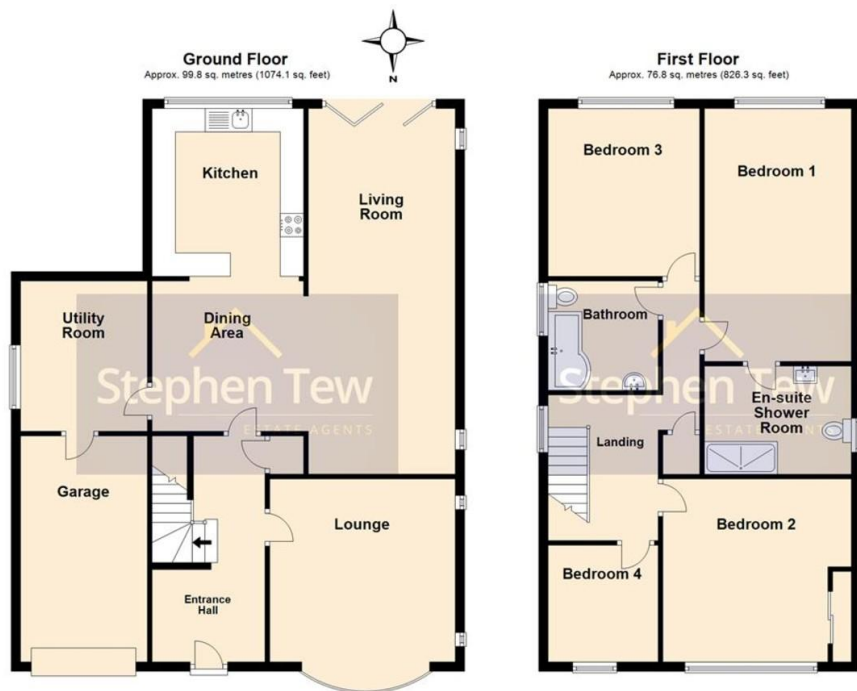
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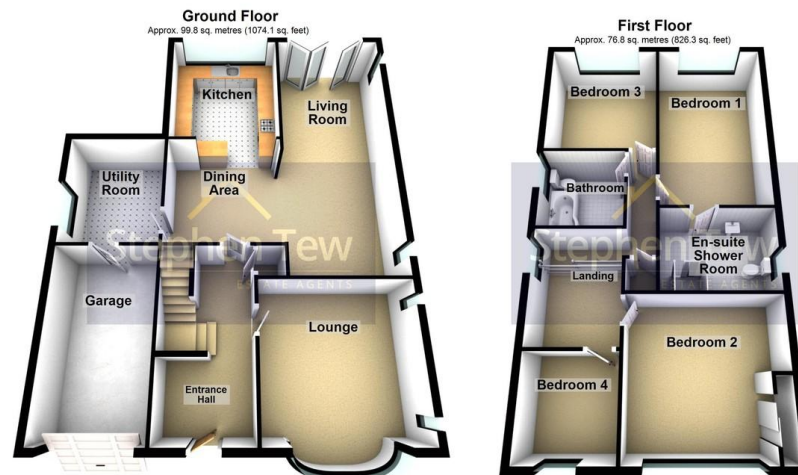
LETTINGS & MANAGEMENT

Stephen Tew Estate Agents are able to offer a FULL LETTINGS & MANAGEMENT SERVICE. LANDLORDS URGENTLY REQUIRED Please contact 01253 40 11 11 for further details.





Total area: approx. 176.6 sq. metres (1900.4 sq. feet)



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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