Stephen Tew
ESTATE AGENTS







70 Bentinck Avenue, South Shore, Blackpool, FY4 1SD

Price £220,000

- Beautifully Presented Semi Detached House
- Entrance Hall, Lounge, Living Room
- Fitted Kitchen, Dining Area
- 3 Bedrooms, Loft Room, Rear Balcony
- Modern 3 Piece Bathroom Suite
- GCH, uPVC Double Glazing
- Enclosed Landscaped Garden
- Garage, Off-Road Parking







Property Description

GROUND FLOOR

ENTRANCE HALL
Upvc opaque double glazed leaded window to side, cupboard with fuse box and gas and electricity meters, double anthracite radiator, laminate flooring, plaster acanthus leaf comice style ceiling with recessed spotlights, oak handrail and newel post tops on stairway, stairs to first floor landing, under-stairs storage cupboard, composite double glazed opaque entrance door

LOUNGE
13' 3" 15' 7" (into bay) x 12' 0" (4.04m x 3.66m) Upvc double glazed leaded bay window to front, multi-fuel burner with oak surround, double radiator, solid oak flooring, two wall lights, plaster acanthus leaf cornice style ceiling

LIVING ROOM
13' 4" x 10' 0" (4.06m x 3.05m) Gas fire with surround and plinth, wall mounter modern anthracite radiator, laminate flooring, two wall lights, recessed spotlights

KITCHEN
19' 5" x 7' 6" (5.92m x 2.29m) Fitted with a matching range of base and eye level units with underlighting and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, double range oven, five ring gas hob with extractor hood over, uPVC double glazed leaded window to rear, uPVC double glazed leaded window to side, anthracite radiator, cornice style ceiling, floor mounted gas central heating boiler.

DINING AREA
10' 0" x 8' 4" (3.05m x 2.54m) Laminate flooring, recessed colour changing spotlights, open plan archway to living room, uPVC double glazed double door to rear garden

FIRST FLOOR
LANDING
Upvc opaque double glazed leaded window to side, small uPVC opaque double glazed window to side, recessed spotlights, oak, hand rail and stairs to loft room













BEDROOM 1
13' 3" 15' 7" (into bay) x 11' 4" (4.04m x 3.45m) Upvc double glazed leaded bay window to front, double radiator, cornice style ceiling, fitted wardrobes

BEDROOM 2
13' 4" x 11' 1" (4.06m x 3.38m) Fitted wardrobes, double radiator, cornice style ceiling with recessed spotlights, uPVC double glazed patio door leading to balcony

BEDROOM 3
8' 9" x 7' 6" (2.67m x 2.29m) Upvc double glazed leaded window to front, radiator, laminate flooring, cornice style ceiling with recessed spotlights

BATHROOM
7' 3" x 9' 8" (2.21m x 2.95m) Fitted with modern three piece suite comprising deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height travertine limestone tiling to all walls, uPVC opaque double glazed window to rear, uPVC opaque double glazed window to side, double radiator, travertine limestone tiled flooring, recessed spotlights

SECOND FLOOR
LOFT ROOM/BEDROOM 4
17' 11" x 15' 4" (5.46m x 4.67m) Two skylights, storage cupboards, laminate flooring, recessed spotlights

OUTSIDE
Indian paved landscaped front garden area providing off road parking for 3 cars, outside power point, Garage

Enclosed landscaped south west facing rear garden area with Indian stone, large decking area, raised borders incorporating seating bench and recessed lighting. Artificial grassed area

Brick built garage with glideroll roller door with power and lighting. Water tap.

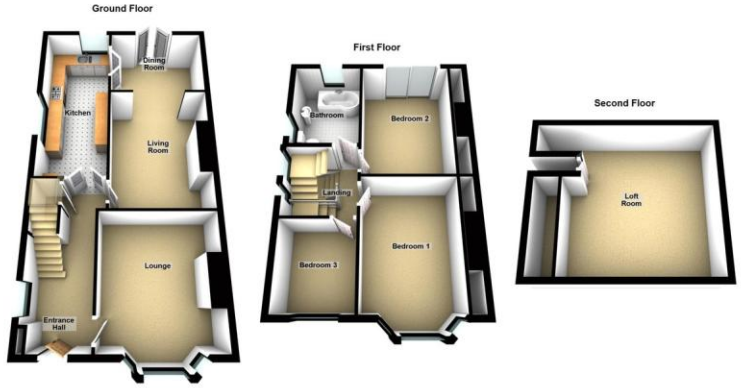
Garden store room with power and lighting

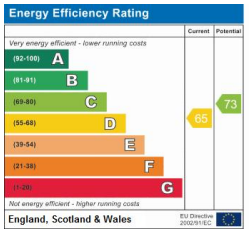
COUNCIL TAX BAND D

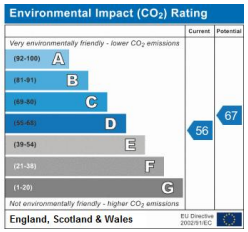
ENERGY EFFICIENCY RATING D

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









132 Highfield Road, Blackpool, Lancashire, FY4 2HH

01253 401111

www.stephentew.co.uk

info@stephentew.co.uk

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