



39 Catforth Avenue, Marton, Blackpool, FY4 4SF

Price £175,000

- Immaculate Three Bedroom Semi-Detached Family Home
- Modern Open Plan Ground Floor Living
- Stunning Four Piece Family Bathroom
- South Facing Rear Garden
- Landscaped Driveway Leading to Garage
- Sold With NO CHAIN Delay



Property Description

GROUND FLOOR

HALLWAY

Double radiator, cornice style ceiling, under-stairs storage cupboard with fuse box and gas and electricity meters, additional storage cupboard, stairs to first floor landing, double glazed opaque entrance door

LOUNGE

13' 10" x 12' 2" (4.22m x 3.71m)

Upvc double glazed window to front, wall mounted electric fire, double radiator, wall light, cornice style ceiling

SITTING/DINING ROOM

18' 9" x 10' 0" (5.72m x 3.05m)

Upvc double glazed window to side, two double radiators, oak engineered wooden flooring, cornice style ceiling, uPVC double glazed patio doors to rear

KITCHEN

9' 5" x 8' 9" (2.87m x 2.67m)

Fitted with a modern matching range of base and eye level units with round edged worktops, sink unit with single drainer and mixer tap, integrated dishwasher and fridge, fitted oven, built in four ring induction hob with extractor hood over, uPVC double glazed window to rear, oak engineered wooden flooring, cornice style ceiling with recessed spotlights, open plan to dining room, uPVC double glazed opaque door to side

FIRST FLOOR

LANDING

Upvc opaque double glazed window to side, radiator, access to loft, two built in storage cupboards

BEDROOM 1

11' 8" x 9' 7" (3.56m x 2.92m)

Upvc double glazed window to front, double radiator, built-in storage cupboard with hanging space

BEDROOM 2

12' 5" x 10' 1" (3.78m x 3.07m)

Upvc double glazed window to rear, double radiator, cornice style ceiling, built-in storage cupboard with hanging space

BEDROOM 3

9' 8" x 7' 11" (2.95m x 2.41m)

Upvc double glazed window to front, double radiator, cornice style ceiling, built-in storage cupboard with hanging space





BATHROOM

9' 5" x 8' 10" (2.87m x 2.69m)

Fitted with modern four piece suite comprising bath with mixer tap, vanity wash hand basin with drawers and mixer tap, shower area with fitted shower and mirrored on one side glass screen and low-level WC, full height tiling to all walls, uPVC opaque double glazed window to rear, radiator, tiled flooring, recessed spotlights

EXTERNAL

Landscaped driveway to front providing off-road parking for multiple vehicles. To the rear there is a South Facing Rear Garden with laid to lawn and Indian Stone Paving and enclosed via timber fencing.

GARAGE

Garage with an up and over manual door to front and is complimented by internal power, lighting and water. Two uPVC double glazed windows to side and side access door.



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Other Points of Interest

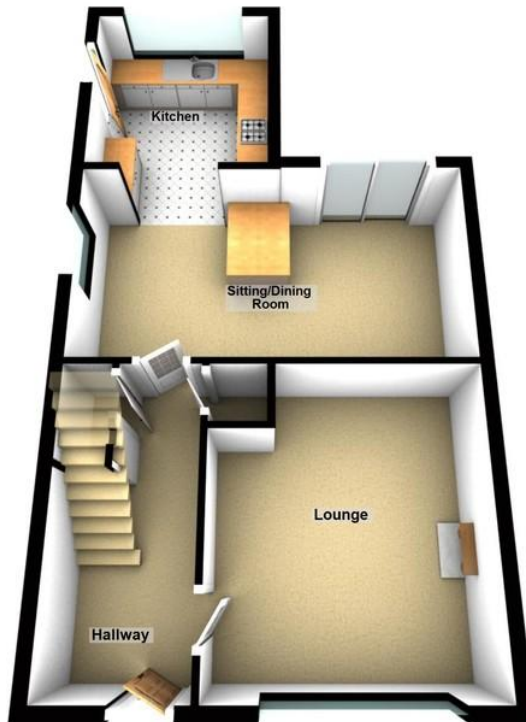
Tenure **Freehold**

Approximate Age of Property: **1960s**

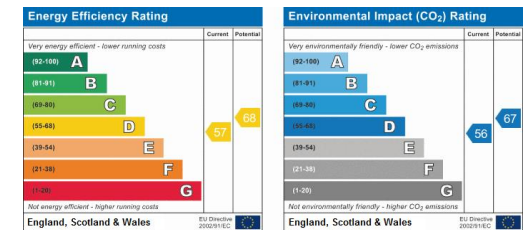
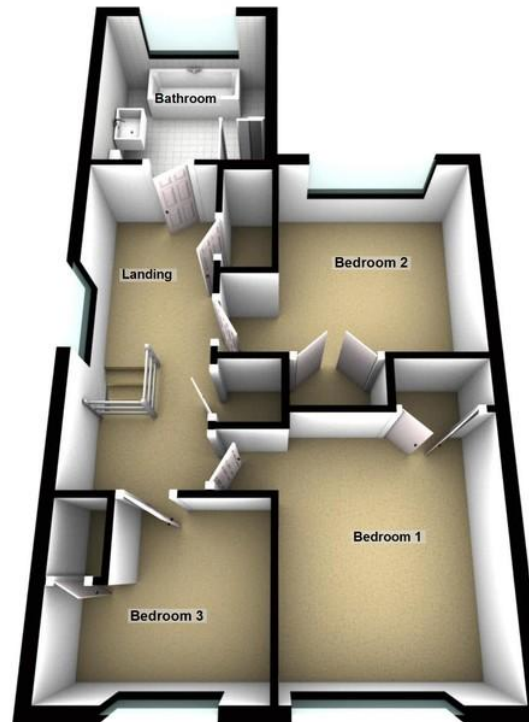
Local Authority: **Blackpool Borough Council**

Council Tax Band: **C**

Ground Floor



First Floor



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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 and 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