

' SUPERB FAMILY HOME '



335 PARK ROAD BLACKPOOL FY1 6RH
PRICE £185,000

- . BAY FRONTED SEMI DETACHED HOUSE**
- . 3 BEDROOMS + LOFT HOBBIES ROOM**
- . 2 RECEPTIONS**
- . DOWNSTAIRS W.C**
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . SUNNY WEST FACING REAR GARDEN**
- . OFF STREET PARKING**

DESCRIPTION This neat and tidy bay fronted semi detached occupies a super convenient position within an easy reach of Blackpool town centre, Stanley park and the motorway network and provides spacious accommodation ideally suited to a growing family. Warmed by gas central heating and complimented by UPVC double glazing, features include entrance hall, downstairs W.C, two reception rooms, sun room, landing, three bedrooms and a bathroom and WC. On the second floor is a handy loft hobbies room. Outside the front is paved to provide off street parking and at the rear is a garden with mature shrubs which enjoys a sunny Westerly aspect and is approximately 60ft in length.

LOCATION Proceeding out of Blackpool along Park Road through the traffic light junction with Reads Avenue. Number 335 will be found some distance on the right hand side, just before the junction with Greenwood Avenue.



335 PARK ROAD BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door, radiator and stairs.

W.C W.C – low suite, UPVC double glazed window.

LOUNGE 15'8 X 12'7. UPVC double glazed bay window, radiator, gas fire on feature surround.

SECOND LOUNGE / DINING ROOM 16'4 X 12'6. UPVC double glazed patio doors leading onto the rear garden, radiator, fire on feature surround.

KITCHEN 15'0 X 9'0. Fitted with sand coloured base units and worktops with bevelled edges incorporating a 1 ½ ceramic bowl single drainer sink unit with mixer tap over, gas cooker point, tiled splash back, matching eye level cupboards, plumbing for washing machine, tiled walls and floor, seating area, two UPVC double glazed windows, open to:-

SUN ROOM 5'12 X 10'3. Radiator, four UPVC double glazed windows, UPVC double glazed patio doors.

ON THE FIRST FLOOR

LANDING UPVC double glazed window, radiator, stairs to loft hobbies room.

BEDROOM NO 1 12'5 X 9'0. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 7'5 x 7'5. UPVC double glazed window, radiator.

BEDROOM NO 3 13'2 X 8'6. UPVC double glazed window, radiator, fitted wardrobes housing glow worm combi boiler.

BATHROOM & W.C Fitted with a four piece suite comprising panelled bath, separate double shower cubicle, wash hand basin, WC – low suite, radiator, tiled walls, two UPVC double glazed windows.

ON THE SECOND FLOOR

LOFT HOBBIES ROOM 15'1 X 12'5. Two Velux windows, plenty of storage.

OUTSIDE

WEST FACING GARDEN

OFF STREET PARKING

SERVICES All mains services – gas fired central heating.

TENURE Freehold.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week. **COUNCIL TAX BAND: C**