



- Four Bedroom Semi Detached Family Home
- Spacious & Bright Lounge, Good Sized Kitchen With Dining Space
- Three Bedrooms & Three Piece Bathroom To the First Floor
- Forth Bedroom & Three Piece Shower Room To the Second Floor

## Roseacre, Blackpool, FY4

£174,950

BOASTING AMPLE SIZE & SPACE THIS HOME IS CRYING OUT FOR A NEW FAMILY - BRIGHT LOUNGE - SPACIOUS KITCHEN - THREE BEDROOMS & THREE PIECE BATHROOM TO FIRST FLOOR - FOURTH BEDROOM & SHOWER ROOM ON THE SECOND FLOOR - ENCLOSED REAR GARDEN - A STONES THROW FROM LOCAL SCHOOLS, HIGHFIELD ROAD & SQUIRES GATE RETAIL PARK.



## Property Description

### HALL

Fitted carpet and stairs to first floor.

### LOUNGE

16' 4" x 12' 11" (4.98m x 3.95m) Double glazed bay window to front, fitted carpet and living flame gas fire on marble effect hearth and back with surround.

### KITCHEN/DINER

12' 11" x 12' 6" (3.94m x 3.82m) A range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer, space for American style fridge freezer, electric cooker, plumbing for washing machine and dryer, splash back tiling, vinyl flooring and radiator. Under stairs storage. Double glazed window and patio doors to rear.

### LANDING

Double glazed opaque window to side, fitted carpet and stairs to second floor.

### BEDROOM ONE

15' 11" x 12' 9" (4.87m x 3.89m) Double glazed bay window to front, fitted carpet and radiator.

### BEDROOM TWO

13' 1" x 12' 7" (4.01m x 3.86m) Double glazed window to rear, fitted carpet and radiator.

### BEDROOM THREE

9' 9" x 6' 4" (2.98m x 1.95m) Double glazed bay window to front, fitted carpet and radiator.





#### BATHROOM

7' 10" x 6' 3" (2.41m x 1.92m) A three piece bathroom comprising of low flush WC, pedestal wash hand basin and 'P' shaped panelled bath with mains fed shower over. Fully tiled walls, fitted carpet, heated chrome towel rail and double glazed opaque window to rear.

#### SECOND FLOOR LANDING

Fitted carpet, storage space and access to all rooms.

#### BEDROOM FOUR

11' 4" x 13' 0" (3.46m x 3.97m) Double glazed window to rear and fitted carpet.



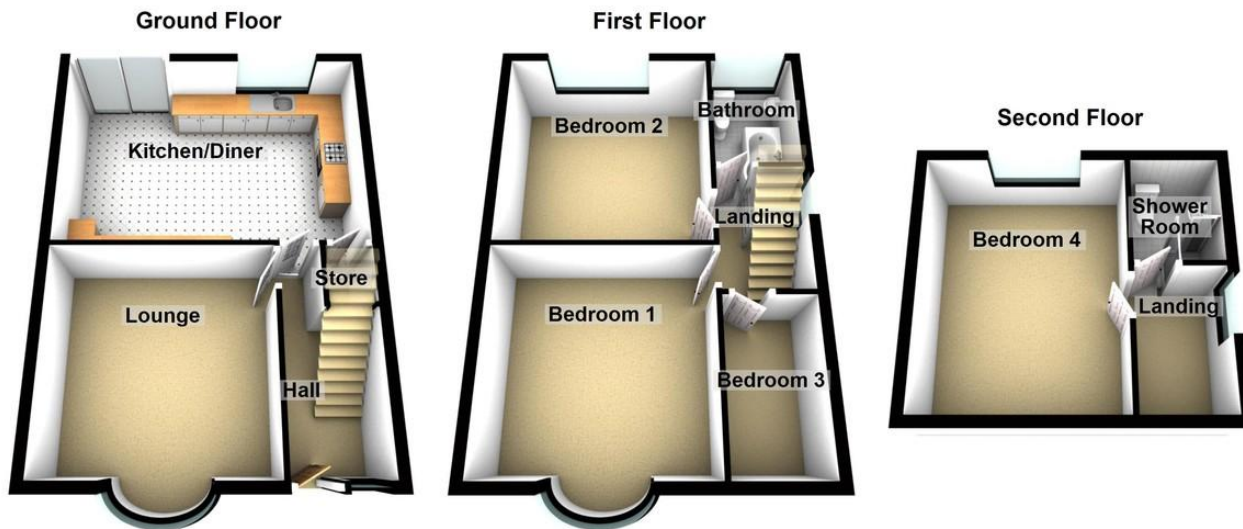
#### SHOWER ROOM

5' 0" x 6' 2" (1.53m x 1.89m) A three piece suite comprising of low flush WC, pedestal wash hand basin and step in shower cubicle. Part tiled walls, vinyl flooring double glazed opaque window to rear

#### GARDENS

A well presented garden area is to the front with flower and shrub borders along with paved walk way. The rear garden is nicely enclosed and low maintenance with paved area, artificial lawn and shrub borders. Two Timber stores.





Awaiting EPC

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