



- Two Bedrooms With Loft Room Mid Terrace Home
- Bright Lounge, Kitchen With Utility Area
- Large Master Bedroom Plus Second Double
- Modern Three Piece Shower Room

Lightbown Avenue, Blackpool, FY3

£100,000

TUCKED AWAY OFF WHITEGATE ONLY MINUTES FROM STANLEY PARK THIS VERSATILE HOME IS READY FOR ITS NEW OWNER - LOUNGE- KITCHEN WITH UTILITY AREA UNDER STAIRS - TWO DOUBLE BEDROOMS TO THE FIRST FLOOR -- STAIRS GIVE ACCESS TO STYLISH SHOWER ROOM - SEPARATE STAIRS GIVE ACCESS TO LOFT / CINEMA ROOM - ENCLOSED YARD - NO CHAIN



Property Description

ENTRANCE HALL

Door into;

LOUNGE

14' 3" x 15' 0" (4.35m x 4.59m) Double glazed window to front, fitted carpet radiator and living flame gas fire. Stairs to first floor.

KITCHEN

12' 2" x 11' 10" (3.71m x 3.62m) A range of wall and base units with complimentary work surfaces over, circular sink unit with mixer tap and drainer, 5 ring gas hob with extractor above and oven below, Space for fridge freezer, vinyl flooring, radiator and double glazed window and door to rear.

UTILITY

7' 0" x 5' 3" (2.14m x 1.62m) Double glazed window to rear, plumbing for washing machine and space for drier.

LANDING

Double glazed window to rear, fitted carpet, stairs giving access to shower room and separate stairs giving access to loft room.

BEDROOM ONE

14' 2" x 14' 9" (4.34m x 4.52m) Two double glazed windows to front fitted carpet and laminate.

BEDROOM TWO

9' 6" x 9' 2" (2.90m x 2.81m) Double glazed window to rear, laminate flooring, radiator and boiler housed in cupboard.

BATHROOM

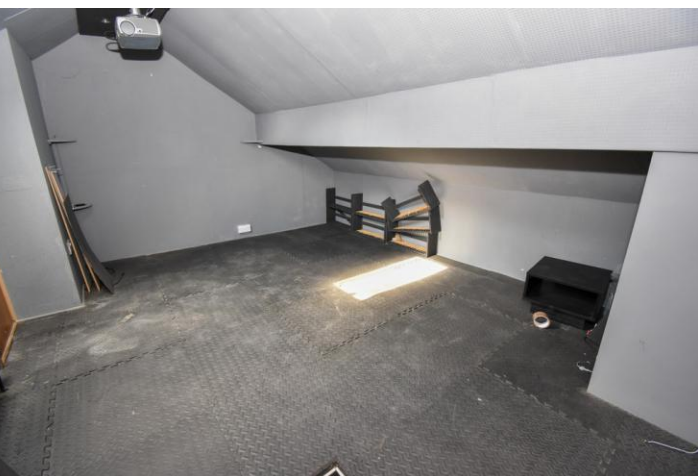
A three piece suite comprising of low flush WC, pedestal wash hand basin and shower cubicle with water fall shower over. Tiled walls and flooring, heated chrome towel radiator and velux style window to rear.

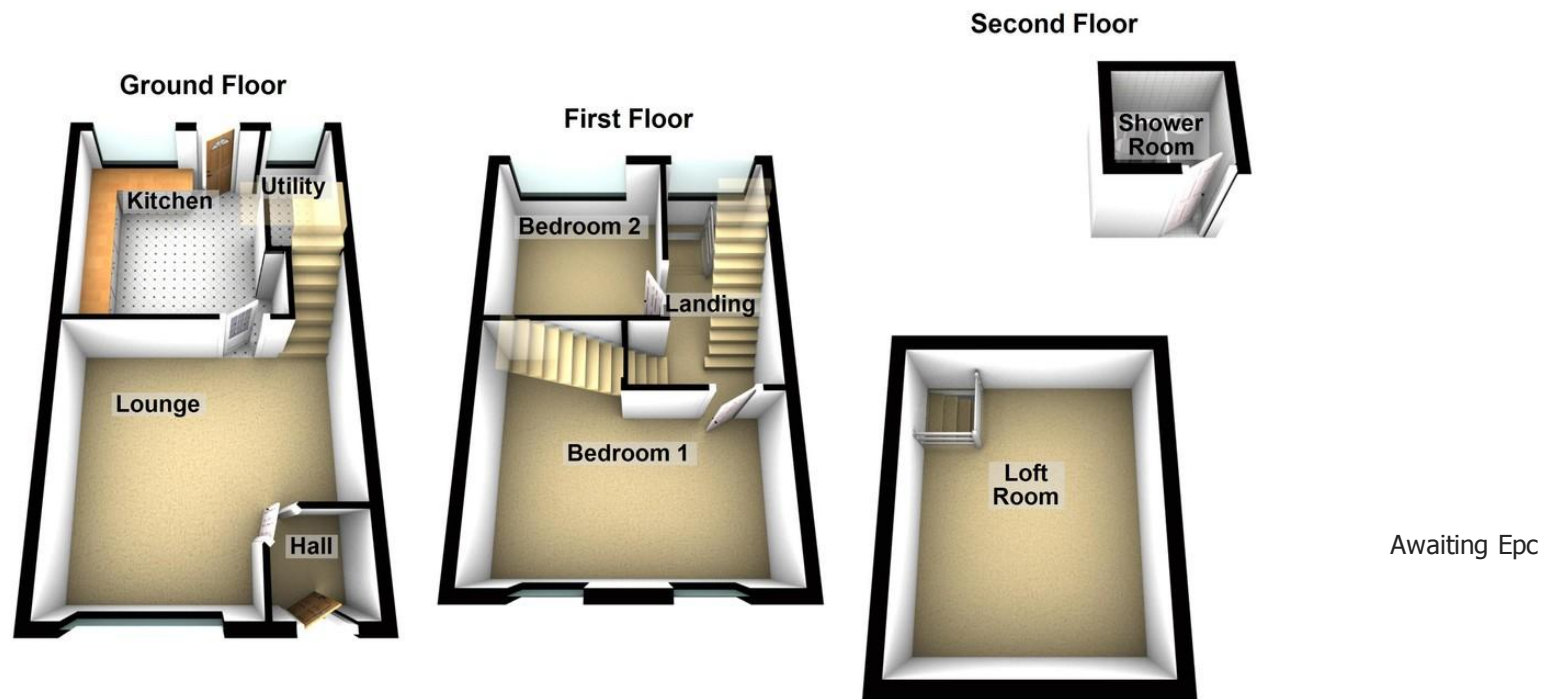




LOFT ROOM
13' 5" x 10' 6" (4.09m x 3.22m) Power, light and Velux style window to rear.

EXTERIOR REAR
Paved rear garden with timber gate to rear.





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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