



- Impressive Four Bedroom Semi-Detached Cottage
- Lounge, Reception Room & Extended Kitchen/Dining Room
- Four Double Bedrooms & Family Bathroom

3 Mythop Grange Cottages, Mythop Road, Weeton With Preese, Blackpool,

£365,000

STUNNING FOUR BEDROOM SEMI-DETACHED COTTAGE IN A BEAUTIFUL SEMI-RURAL LOCATION - SEPERATE SELF CONTAINED ANNEX TO THE REAR - SPACIOUS LOUNGE - SECOND RECEPTION ROOM - EXTENDED KITCHEN /DINER - THREE DOUBLE BEDROOMS - FAMILY BATHROOM SUITE - AMPLE OFF-ROAD PARKING - EXTENSIVE SOUTH EAST REAR GARDEN - VIEWING IS A MUST TO APPRECIATE THIS ONE OF A KIND PROPERTY



Property Description

HALLWAY

Composite glazed door to front aspect, storage cupboard, Laura Ashley wallpaper, radiator and wooden flooring.

LOUNGE

18' 2" x 12' 7" (5.56m x 3.84m) Double glazed bay window to front, double glazed window to rear, multi fuel log burner situated on a stone hearth, Laura Ashley wallpaper, Thomas Sanderson duette energy efficient blinds, radiator and air conditioning heater, radiator and wooden flooring.

RECEPTION ROOM

12' 5" x 10' 11" (3.80m x 3.35m) Double glazed bay window to front aspect, open fire situated on a marble hearth with tile surround, Thomas Sanderson duette energy efficient blinds, radiator and wooden flooring.

KITCHEN/DINER

16' 6" x 16' 0" (5.05m x 4.90m) Double glazed windows to side and rear, double glazed door to rear aspect, fitted with a range of German Oak wall and base units and complementary granite work surfaces with tiled splash backs, one and half bowl stainless steel sink with mixer tap, dual fuel Rangemaster cooker with extractor over, integrated fridge freezer, dishwasher and washing machine, kick board heating, under stairs storage and tiled flooring.

LANDING

Double glazed window to rear aspect, access to the loft which is fully boarded with pull down ladder and power sockets, radiator.

BEDROOM ONE

14' 2" x 11' 9" (4.32m x 3.60m) Double glazed window to front, Thomas Sanderson duette energy efficient blinds, Thomas Sanderson wallpaper, fitted carpet and radiator.

BEDROOM TWO





13' 10" x 8' 10" (4.24m x 2.70m) Double glazed window to front, Thomas Sanderson duette energy efficient blinds, fitted carpet and radiator.

BEDROOM THREE

9' 2" x 9' 0" (2.80m x 2.75m) Double glazed window to rear, fitted wardrobes, fitted carpet and radiator.

BATHROOM

9' 4" x 6' 6" (2.87m x 2.00m) Double glazed opaque window to rear, fitted with a jacuzzi bath with shower over, pedestal wash hand basin and low flush WC, tiled walls and flooring, towel radiator.



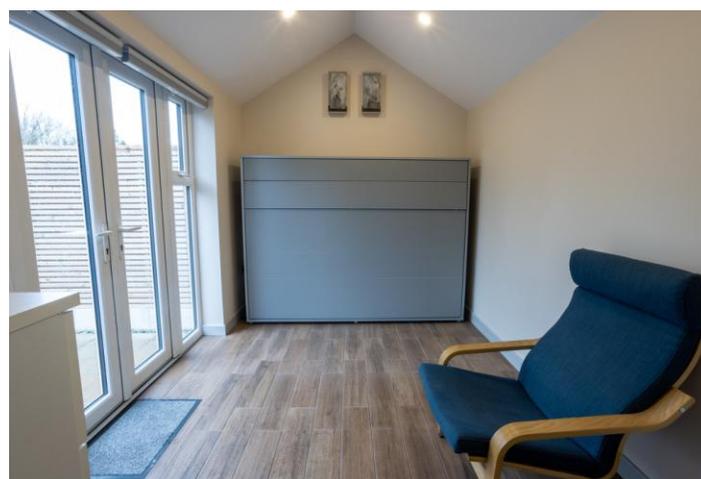
GARDENS

FRONT

Good size front garden, mainly laid to lawn with mature tree, bushes and shrubs to borders, large gravel driveway leading to the rear garden.

REAR

Extensive South East facing rear garden, set over three levels, the first level has a paved patio area and an annex inclusive of an en suite. The second level is mainly laid to lawn with mature bushes and shrubs to borders. The third level has a slate stone board and is further laid to lawn, there is a large garden pond which has power, to the very rear of the garden is a raised decking area which overlooks the open fields, the decking also lighting. There is also an external hot and cold tap.

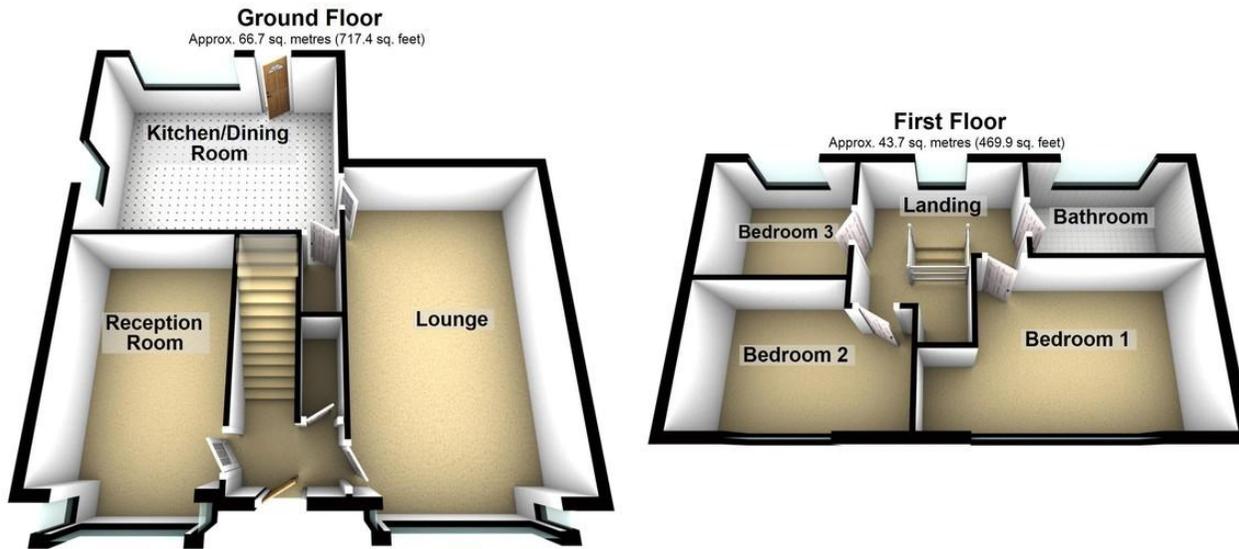


ANNEX

A modern annex can be found to the rear of the property, which is currently arranged as a double en-suite bedroom with a concept Murphy wall bed. The Annex also benefits

from double glazed patio doors and windows which overlook the rear garden, it is also tiled throughout and features underfloor heating.

The en-suite wet room has double glazed opaque window to the side, and also has an electric shower and towel radiator, wash hand basin and low flush WC, partly tiled walls and tile flooring which is also underfloor heated.



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Total area: approx. 110.3 sq. metres (1187.3 sq. feet)

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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