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Test estate agents

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**Preston New Road, Blackpool, FY4 4RH**



Asking Price: £230,000



DETACHED THREE BEDROOM BUNGALOW WITH PARKING FOR TWO CARS OR MORE, Modern Fitted Kitchen, Three Bathrooms, Beautiful Rear Garden, Must See!

#### Entrance Hall

Double glazed entrance door to the side, radiator, meter cupboard, floor tiling.

#### Lounge - 15'10" (4.83m) Into Bay x 16'4" (4.98m) Min

Double glazed bay and double glazed windows to the front, radiator, feature fireplace with living flame gas fire, telephone and television points, coved ceiling, carpet.

#### Kitchen - 17'5" (5.31m) Max x 11'4" (3.45m) Max

Double glazed window to the rear, radiator, modern fitted kitchen with wall and base units with work surface, single bowl sink unit with mixer tap, built in oven and gas hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, wall and floor tiling, the dining room is open plan with the kitchen.

#### Dining Room - 12'10" (3.91m) x 11'1" (3.38m)

Double glazed french doors to the rear and double glazed windows to the rear and side, radiator, floor tiling.

#### Bedroom One - 11'4" (3.45m) x 10'9" (3.28m)

## Property Details

Price: £230,000

Bedrooms: 3

Location: Preston New Road

## Property Features

Well Presented Three Bedroom Bungalow With Parking For Two Or More Cars  
Modern Fitted Kitchen/Dining Room, Three Bathrooms  
Beautiful Rear Garden, Must See To Appreciate





Double bedroom with access to the walk in wardrobe, radiator, carpet.

**En-Suite - 11'1" (3.38m) x 8'8" (2.64m)**

Double glazed window to the rear, heated towel rail, bathroom suite comprising: Bath, close coupled W.C and wash hand basin, carpet.

**Bedroom Two - 14'8" (4.47m) Into Bay x 12'0" (3.66m)**

Double glazed bay window to the front, radiator, cornice ceiling, carpet.

**Shower Room - 7'7" (2.31m) x 5'4" (1.63m)**

Double glazed window to the side, heated towel rail, shower cubicle, close coupled W.C and pedestal wash hand basin, wall and floor tiling.

**Landing**

Double glazed window to the rear, wall lighting, eaves storage, combination boiler, carpet.

**Bedroom Three - 17'9" (5.41m) Into Eaves x 10'8" (3.25m)**

Double glazed window to the side, radiator, wall lighting, carpet.

**Shower Room - 8'7" (2.62m) x 4'2" (1.27m)**

Double glazed window to the rear, shower cubicle, close coupled W.C and pedestal wash hand basin, carpet.

**Gardens**

The gardens comprise of well manicured lawn areas with well established flower and shrub borders, the rear garden also has a timber shed to remain and also a decking area with floor lighting and paved areas. The vendors have informed us that when the sun is shining you will get it most of the day.

**Driveway**

The property benefits from a block paved drive on drive off driveway with ample space for two or more cars with wrought iron gates.

**Agents Note**

Vendor has informed us that he has a built in speaker system all around the bungalow.





#### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services.

Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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