



Shetland Road, South Shore

Blackpool

Offers Over **£160,000**

Shetland Road

South Shore, Blackpool

Well presented semi detached house, situated in a popular and convenient location, close to shops, schools, public transport and other local amenities. The accommodation comprises entrance hall, lounge, fitted dining kitchen. The first floor has three bedrooms and a modern bathroom. The property has a gas central heating system installed and the windows are UPVC double glazed. Off-road parking to the front of the property with access via the side to the enclosed west facing rear garden with a large garage. To fully appreciate the accommodation on offer an internal inspection by appointment. Strongly advised.

Off-road parking to the front of the property with access via the side to the enclosed west facing rear garden with a large garage. To fully appreciate the accommodation on offer an internal inspection by appointment. Strongly advised.

Council Tax band: B

Tenure: Freehold

- **Large Garage to Rear**
- **West Facing Garden**
- **Recently Modernised Throughout**
- **Open plan Dining Kitchen**
- **Off Road Parking**





Hallway

11' 9" x 5' 7" (3.58m x 1.7m)

Engineered oak wood flooring, radiator, cornice style ceiling, built-in meter cupboard, staircase to first floor landing.

Lounge

10' 3" x 10' 11" (3.12m x 3.34m)

Walk-in UPVC double glazed bay window to the front elevation, radiator. The focal point of the room is a cast-iron log burner with tiled hearth and wooden mantle over.

Dining Kitchen

Fitted with a matching range of modern base and eye level units, with wooden worktops and matching breakfast bar, single drainer sink unit with mixer tap. Dual fuel gas and electric cooker with five ring hob and extractor hood over, integrated dishwasher, plumbed for automatic washing machine, engineered oak wooden floor, UPVC double glazed window to the rear elevation, radiator, UPVC double glazed French doors with matching side panel's lead to the rear garden.

Kitchen Area

10' 3" x 5' 10" (3.13m x 1.77m)

Dining Area

13' 6" x 10' 5" (4.11m x 3.17m)





Landing

6' 11" x 4' 4" (2.12m x 1.33m)

UPVC double opaque glazed window to the side elevation. Access to loft with pulldown ladder.

Bedroom 1

14' 2" x 9' 7" (4.33m x 2.93m)

UPVC double glazed corner window to the rear elevation overlooking the garden and beyond, radiator.

Bedroom 2

10' 3" x 10' 3" (3.13m x 3.12m)

UPVC double glazed window to the front elevation, radiator.

Bedroom 3

7' 2" x 6' 6" (2.19m x 1.97m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

7' 7" x 7' 5" (2.31m x 2.25m)

Fitted with a four piece modern white suite, comprising bath with shower attachment, pedestal wash hand basin, low flush WC and corner shower enclosure. Full height tiling to all walls, heated towel rail, tiled floor and UPVC double opaque glazed window to the side elevation.





FRONT GARDEN

Paved front garden area also providing off-road parking and access to the side of the property.

REAR GARDEN

Enclosed west facing rear garden with Indian stone patio, artificial turf and laid to lawn area. Brick built Garage.

GARAGE

Single Garage

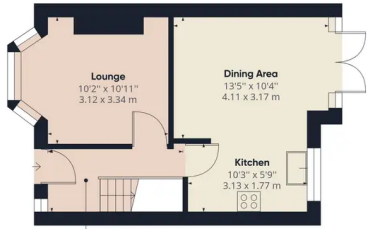
Brick built garage with remote controlled electric roller door, power and light connected.

OFF ROAD

1 Parking Space

Off-road parking to the front of the property.





Hallway
11'8" x 5'7"
3.58 x 1.70 m

Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

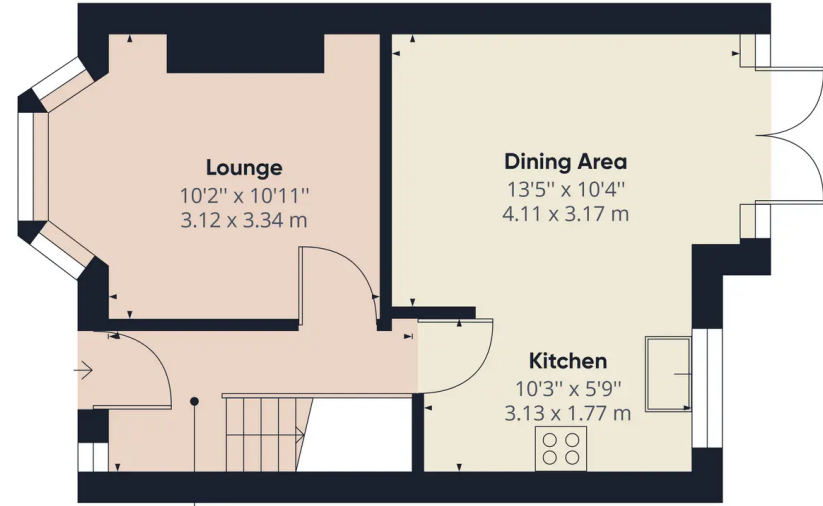


Approximate total area⁽¹⁾
1116.39 ft²
103.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Hallway
11'8" x 5'7"
3.58 x 1.70 m

Floor 1 Building 1

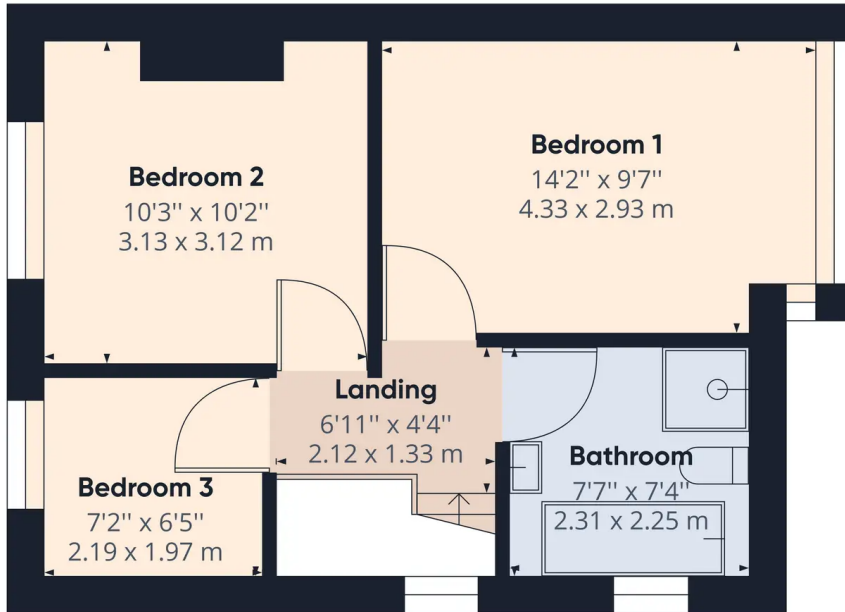


Approximate total area⁽¹⁾
404.26 ft²
37.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2 Building 1



Approximate total area⁽¹⁾
371.37 ft²
34.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

