



**2A Roseway, Blackpool**

Offers Over **£200,000**

## 2a Roseway

Blackpool, Blackpool

Three bedroom property located in a popular residential area just off Lytham road close to local schools, shops and other local amenities. Comprising of entrance vestibule, hallway, lounge, bathroom, utility room and open plan Kitchen/Diner to the ground floor. Upstairs there are three bedrooms and a three piece suite bathroom. Externally there is a gated paved garden to the front providing off road parking and access to the garage and a South facing enclosed garden to the rear. Very well presented throughout and benefitting from uPVC double glazing and gas central heating.

Council Tax band: B

Tenure: Freehold

- Open plan Kitchen/Diner
- Two Bathrooms
- South facing garden
- Off road parking and garage





### Other

Entrance vestibule

### Hallway

Laminate flooring, radiators.

### Lounge

14' 8" x 11' 11" (4.48m x 3.62m)

UPVC double glazed bay window to the front elevation, radiator, electric fire.

### Kitchen/Diner

24' 1" x 8' 10" (7.33m x 2.7m)

Kitchen/Diner with a range of matching base and eye level units and worktops. Integrated electric oven and four ring gas hob with extractor hood, dishwasher.

UPVC double glazed windows to the side and rear elevations and French doors leading onto to access the garden.





### Utility Room

5' 9" x 4' 4" (1.75m x 1.32m)

UPVC double glazed opaque window, boiler. Plumbing for washing machine and space for tumble drier.

### GF Bathroom

6' 12" x 3' 10" (2.13m x 1.17m)

GF three piece suite bathroom comprising of low flush WC, wash basin and enclosed shower cubicle. UPVC double glazed opaque window and heated towel rail.

### Landing

#### Bedroom 1

12' 9" x 11' 12" (3.89m x 3.65m)

UPVC double glazed opaque window to the side elevation, radiator, fitted wardrobes and recessed ceiling spotlights.

#### Bedroom 2

11' 1" x 14' 7" (3.37m x 4.45m)

Matching range of fitted wardrobes and chest of drawers, radiator, uPVC double glazed windows to the side and rear elevations, recessed ceiling spotlights.

#### Bedroom 3

9' 9" x 5' 5" (2.97m x 1.65m)

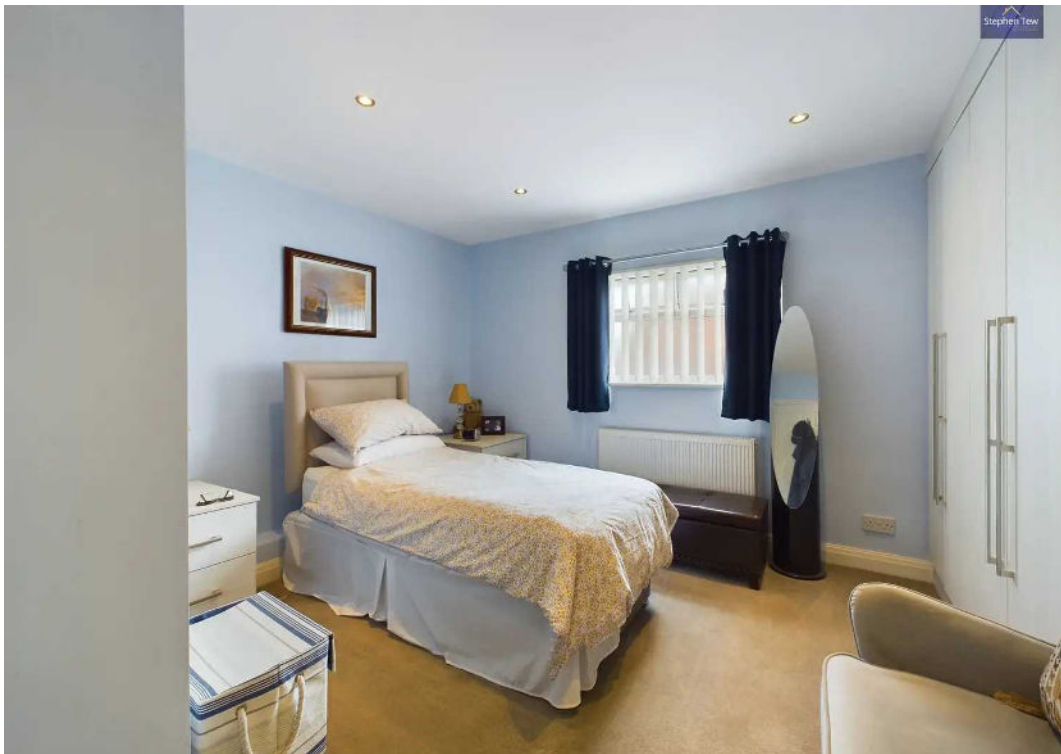
UPVC double glazed window to the rear elevation, radiator, fitted wardrobes and recessed ceiling spotlights.



### Bathroom 2

5' 7" x 7' 9" (1.69m x 2.35m)

Three piece suite comprises of low flush WC, wash basin with underneath storage unit and fitted wall mirror unit and large enclosed shower cubicle. UPVC double glazed opaque window to the front elevation, heated towel rail and recessed ceiling spotlights.





### **FRONT GARDEN**

Paved garden to the front providing off road parking and access to the garage.

### **REAR GARDEN**

Enclosed South facing garden to the rear with paving and artificial grass. Access to the garage.

### **GARAGE**

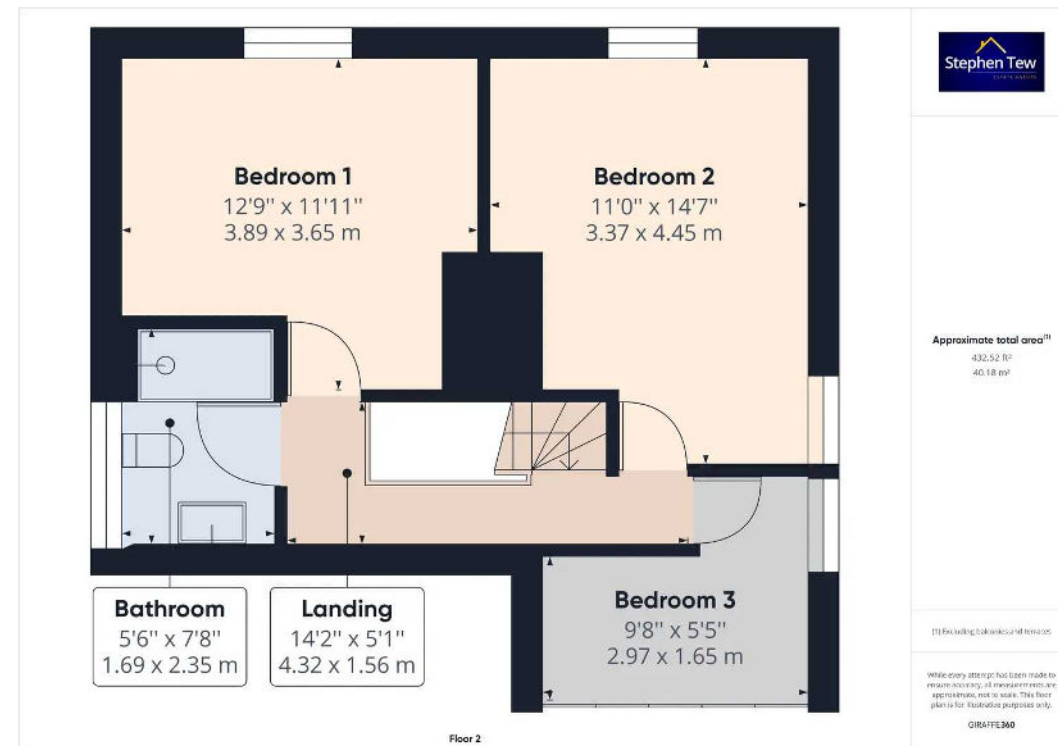
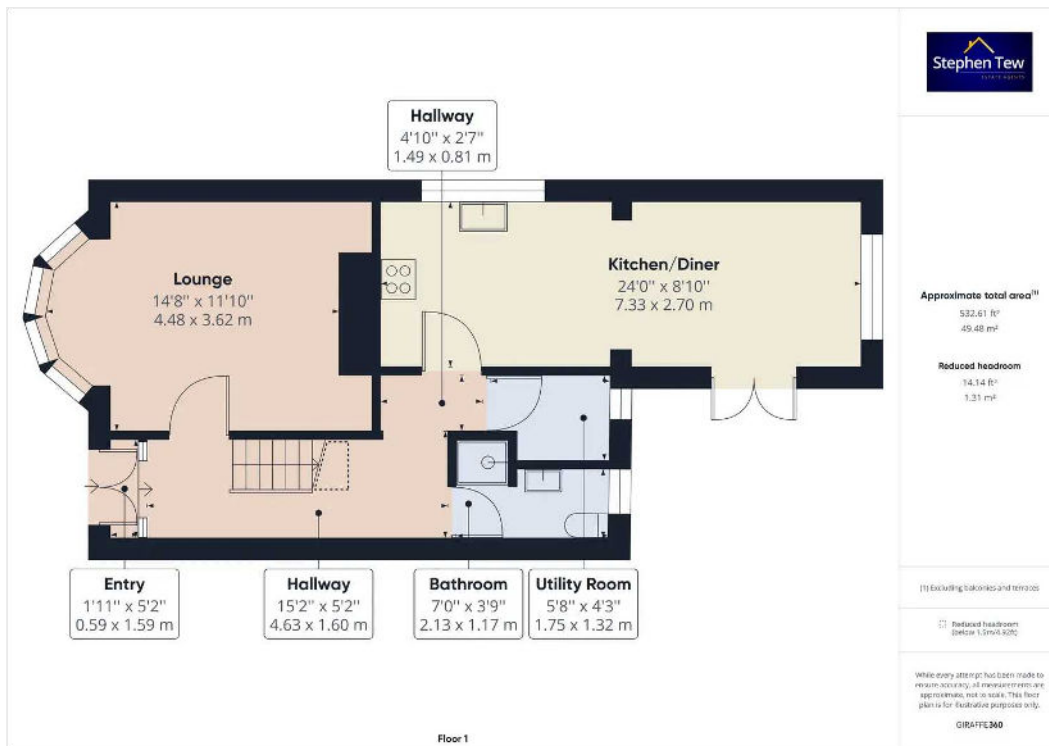
Single Garage

Electric supply.

### **OFF ROAD**

2 Parking Spaces







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