



Catforth Avenue, Blackpool

Offers Over £175,000



# Catforth Avenue

## Blackpool

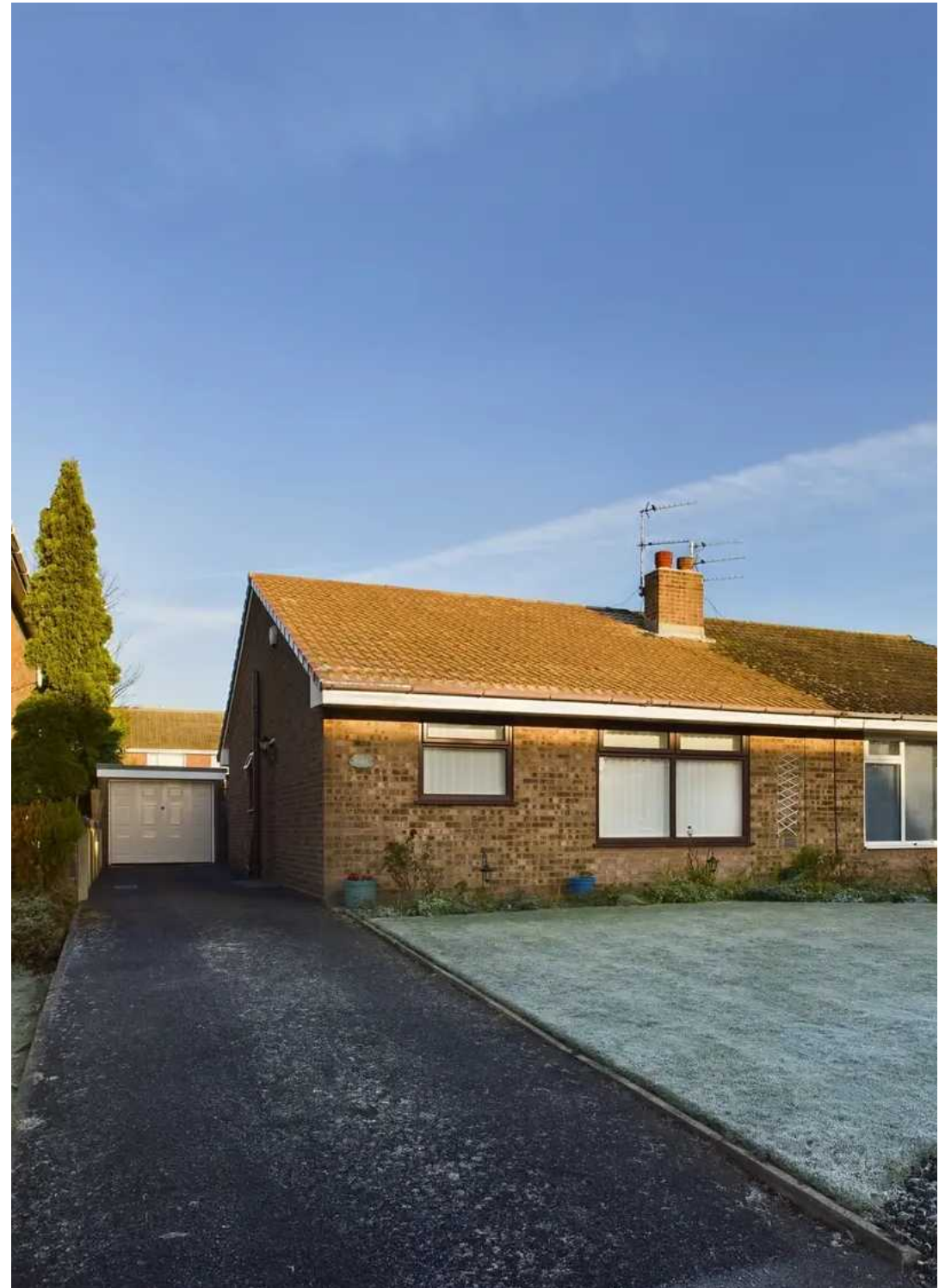
Situated in a desirable location, in a quiet cul-de-sac, this remarkable 2 bedroom bungalow is an epitome of elegance and charm. Boasting a true bungalow design, the property offers a perfect blend of comfort and functionality. The kitchen is equipped with an integrated oven and hob while the adjoining dining area is perfect for entertaining or enjoying family meals. With two double bedrooms, spacious lounge and modern bathroom the property has ample living space.

The outside space of this bungalow is equally captivating. The front garden is beautifully laid to lawn, creating a picturesque setting. Alongside, a driveway offers hassle-free parking for residents and guests. The rear garden is thoughtfully landscaped, incorporating a well-maintained lawn area, ideal for outdoor activities and leisure. With access to the garage from the rear garden, convenience is at your fingertips. Altogether, this remarkable property not only provides an ideal living space but also offers a serene and well-manicured outdoor retreat for residents to enjoy.

Council Tax band: C

Tenure: Freehold

- True Bungalow
- Open plan kitchen/diner
- Garage
- Off road parking







#### **Hallway**

10' 5" x 3' 4" (3.17m x 1.01m)

Radiator, meter cupboard and loft access.

#### **Lounge**

17' 1" x 11' 6" (5.21m x 3.50m)

UPVC double glazed window to the front elevation, radiator, cornice style ceiling, gas fire.

#### **Kitchen**

9' 1" x 9' 3" (2.77m x 2.82m)

Open plan kitchen/diner. Matching range of base and wall units with fitted worktops, integrated double electric oven and four ring gas hob with extractor hood. Storage cupboards, radiator and uPVC double glazed window to the rear elevation and door leading onto access the garden.

#### **Dining Room**

6' 5" x 9' 8" (1.96m x 2.95m)

Open plan dining room leading off from the kitchen. UPVC double glazed window to the rear elevation and door leading onto access the garden.







### Bedroom 1

12' 4" x 9' 1" (3.77m x 2.76m)

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

### Bedroom 2

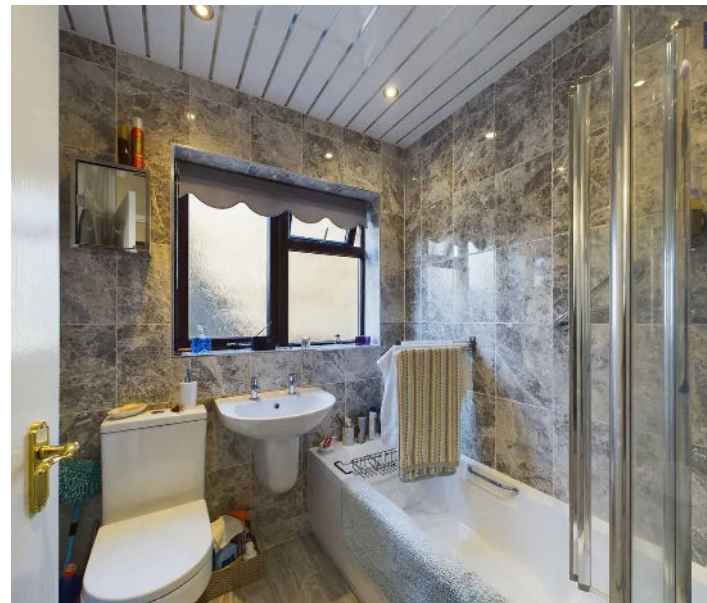
9' 8" x 7' 7" (2.95m x 2.32m)

UPVC double glazed window to the front elevation, radiator and fitted wardrobes.

### Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

Three piece suite comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. UPVC double glazed opaque window to the side elevation, radiator.







### **FRONT GARDEN**

Laid to lawn garden to the front with driveway.

### **REAR GARDEN**

Landscaped garden to the rear with laid to lawn grass. Access to the garage.

### **GARAGE**

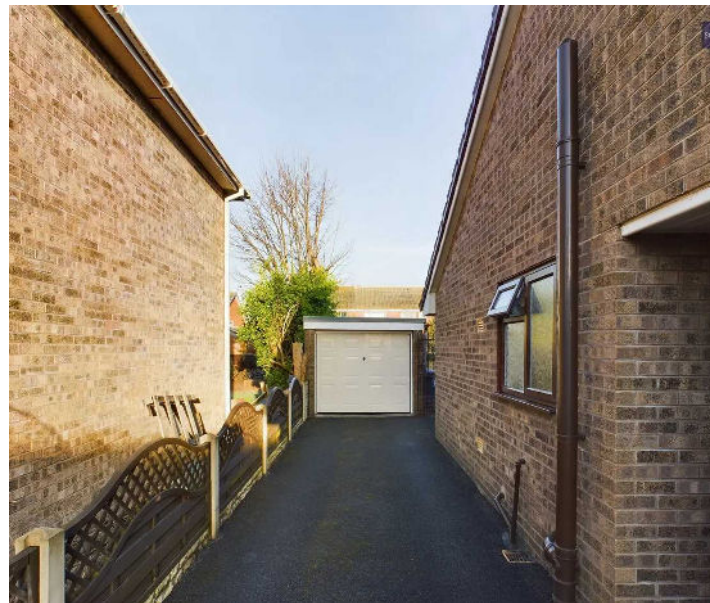
Single Garage

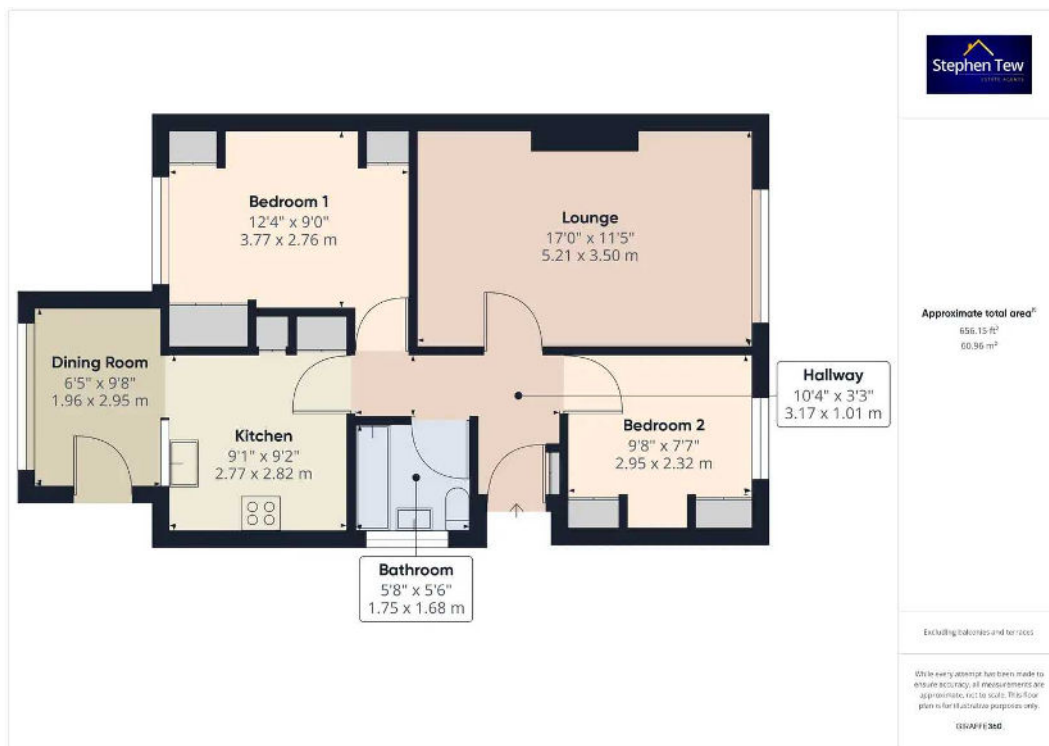
Garage to the rear.

### **OFF ROAD**

2 Parking Spaces

Driveway providing off road parking for multiple cars.









## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

