



GROUND FLOOR
32.0 sq.m. (345 sq.ft.) approx.



FIRST FLOOR
32.7 sq.m. (352 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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ELTERWATER PLACE, BLACKPOOL FY3 9UH

£140,000

- LOVELY THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR AREA
- OPEN PLAN LOUNGE / DINING ROOM - KITCHEN - BATHROOM
- CLOSE TO LOCAL AMENITIES & WITHIN JUST 1 MILE OF THE M55 FOR COMMUTERS AND THE EVER POPULAR STANLEY PARK
- GOOD SIZE REAR GARDEN - GARAGE & DRIVEWAY





Entrance
UPVC entrance door with opaque glass insert and window to side leads into;

Hallway
Meter cupboard, radiator, stairs leading to the first floor, UPVC double glazed opaque floor to ceiling window to side, under stairs storage cupboard, doors lead to the following rooms;

Open Plan Lounge / Dining Room
22'1 x 10'
Large UPVC double glazed window to front, further UPVC double glazed window to rear, fireplace with wooden surround and tiled to backdrop and hearth housing living flame gas fire, TV and telephone points, radiator

Kitchen
9'1 x 8'3
UPVC door leading to rear garden, UPVC double glazed window to rear, range of wall and base units with laminate work surfaces, integrated appliances include; stainless steel sink and drainer, electric 4 ring hob, electric cooker, overhead extractor, plumbed for washing machine, tiled to splash backs, radiator, space for American style fridge/freezer

First Floor Landing
UPVC double glazed window allowing plentiful light, loft hatch with pull down ladder, cupboard housing combi boiler, doors lead to the following rooms;

Bathroom
5'10 x 5'
UPVC double glazed opaque window to rear, three piece white suite comprising of bath with overhead shower, pedestal wash hand basin and WC, radiator, fully tiled walls, wall mounted cabinet



Bedroom Two
10'1 x 9'3
UPVC double glazed window to rear, radiator

Bedroom One
12'7 x 10'
UPVC double glazed window to front, radiator, range of fitted wardrobes with overhead cupboards and drawers, matching bedside cabinets, telephone point

Bedroom Three
9'2 x 5'10
Two UPVC double glazed windows allowing plentiful light, radiator

Outside
The low maintenance front garden is paved with a driveway leading to the garage and providing off road parking

The rear garden is also paved with shrub borders, plus there is an outside water tap and garden shed

Garage
Single garage with up and over door, window and access door to the side

Other Details
Tenure - to be confirmed
Tax Band - B (£1,688.52 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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