



21 Salmesbury Avenue, Blackpool,  
Lancashire, FY2 0PN

**£176,500**

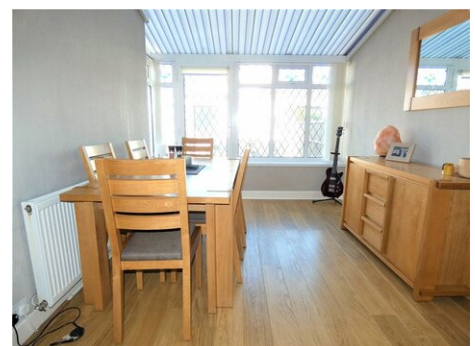
A lovely extended Semi Detached family home occupying an imposing corner plot. The property offers both substantial and versatile levels of accommodation, with as many as **FOUR RECEPTION AREAS** to the ground floor. A really nice example throughout.

- Two Lounges
- Dining Room; Conservatory
- Kitchen - 16' in length
- Ground floor WC
- Three Bedrooms; Spacious Bathroom
- UPVC Double glazing; Gas central heating
- Gardens - Front
- side & rear
- Garage and additional parking
- 



**McDonald**  
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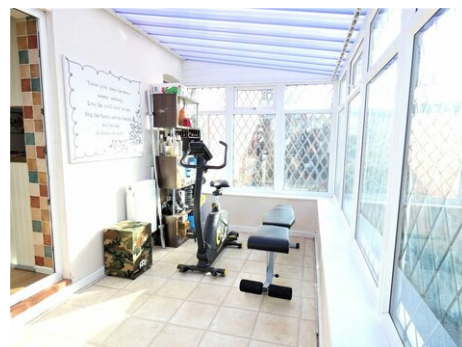
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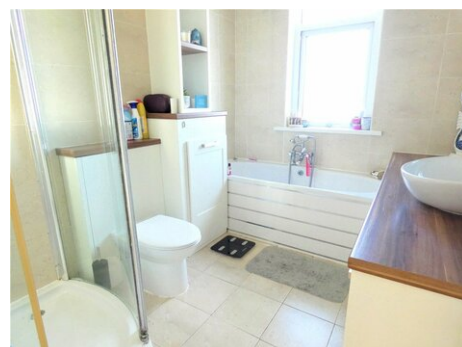


**Hall:** ( ) Understairs storage, Coved ceiling, Wood effect laminate flooring, Radiator.

**WC:** ( ) Low flush WC, Wash basin, Tiled floor, UPVC double glazed window.

**Lounge:** 15'1" x 11'10" (4.60 m x 3.60 m) Feature fireplace with inset living flame gas fire, TV point, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Second Lounge:** 12'6" x 11'6" (3.80 m x 3.50 m) Feature fireplace with inset living flame gas fire, TV point, Wood effect laminate flooring, Radiator, Archway to:-



**Dining Room:** 11'2" x 9'2" (3.40 m x 2.80 m) Wood effect laminate flooring, UPVC double glazed windows and door, Radiator.

**Kitchen:** 16'1" x 7'10" (4.90 m x 2.40 m) Attractive wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, One and a half bowl stainless steel sink with mixer tap, Integrated fridge freezer, Plumbed for washing machine and dishwasher, Recessed low voltage lighting, Wood effect laminate flooring, UPVC double glazed window and door, Radiator.

**Conservatory:** 14'1" x 6'7" (4.30 m x 2.00 m) UPVC double glazed windows and doors, Radiator.

**First Floor:** ( )



**Landing:** ( ) Loft access, UPVC double glazed window.

**Bedroom 1:** 12'2" x 11'10" (3.70 m x 3.60 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'6" x 11'10" (3.80 m x 3.60 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'3" x 7'3" (2.20 m x 2.20 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** ( ) A spacious four piece bathroom comprising; Panelled



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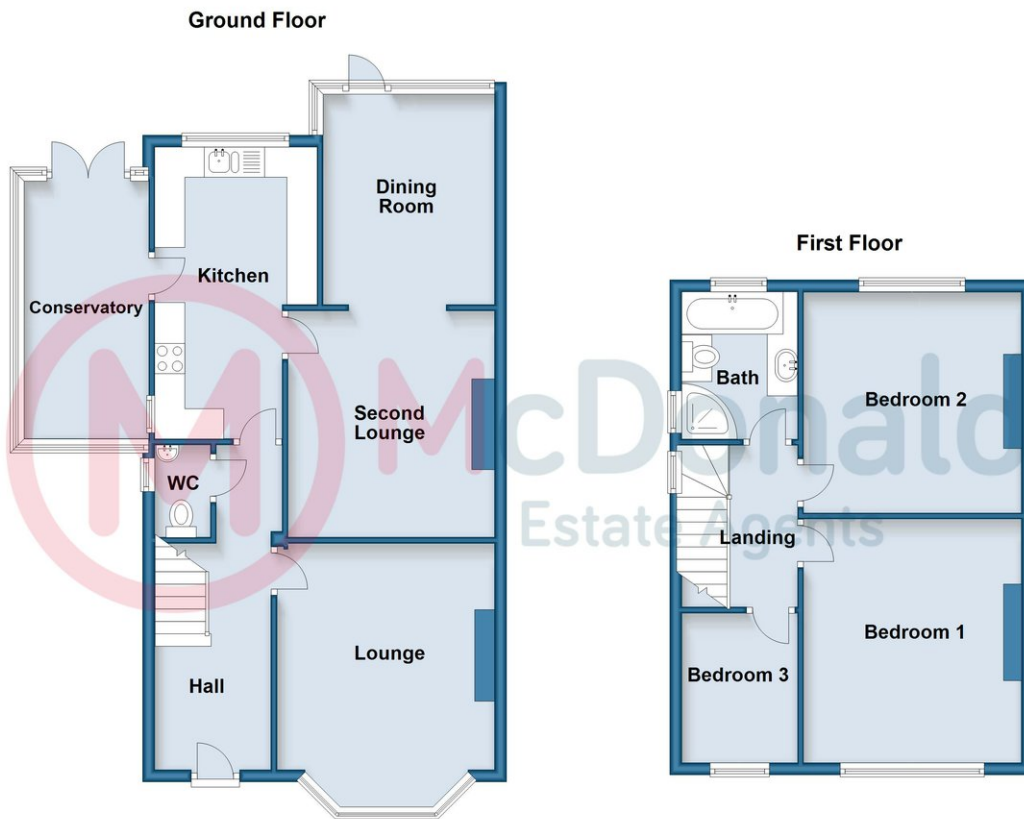


**Directions:** Take Red Bank Road and proceed inland, at the roundabout take the third exit onto Bispham Road. Salmesbury Avenue is the fourth road on the left.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

**21 Salmesbury Avenue**

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