



32 Jubilee Gardens, Staining,
Blackpool, FY3 0EL

£214,950

A modern style DETACHED HOUSE. Built c2015 this property still very much has the 'new build' feel, and occupies a lovely situation, tucked away in a cul-de-sac in the VERY popular semi rural village location of Staining. Sold with NO ONWARD CHAIN, this is a MUST SEE.

- Lounge - over 16'
- Dining Kitchen - over 17'
- Ground floor WC
- Three Bedrooms - en-suite to Master
- Family Bathroom
- UPVC double glazing; Gas central heating
- Gardens - Southerly facing rear
- Double width driveway

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Hall: UPVC double glazed window and door, Two radiators.

Downstairs WC: Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Lounge: 16'10" x 10'8" (5.13 m x 3.25 m) Feature brick fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Two radiators, Double doors leading to:-

Dining Kitchen: 17'2" x 12'5" (5.23 m x 3.78 m) Fitted wall and base cupboard units with complementary work surfaces and matching breakfast bar, Integrated oven, grill and hob with extractor over, Integrated fridge freezer, Stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed French doors and window, UPVC double glazed door.

First Floor:

Landing: Built in airing cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 1: 14'0" x 10'5" (4.27 m x 3.17 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

En-Suite: Three piece suite comprising; Shower cubicle, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Bedroom 2: 9'1" x 8'5" (2.77 m x 2.57 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'10" x 8'6" (2.39 m x 2.59 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, UPVC double glazed window, Heated towel rail.

Outside:

Front: Pebbled area, Shrubs and path.

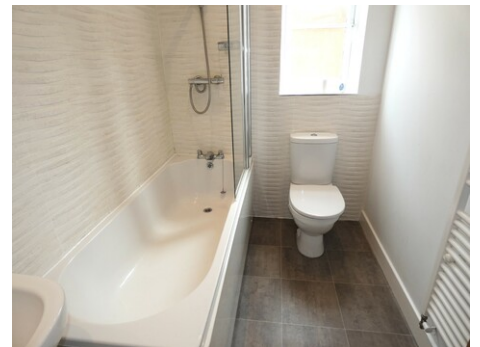
Rear: Southerly facing rear garden, mainly laid to lawn with a paved patio.

Parking: Double width driveway to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 2012; £195 per annum for communal area maintenance. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2277.05 (2024/25)



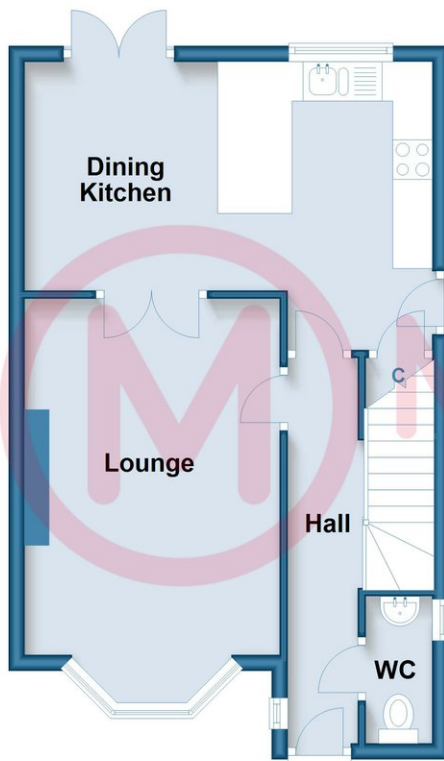
Directions: Once in the centre of Staining Village, almost directly opposite the Plough Inn is direct access to Jubilee Gardens. Follow the road around and number 32 is set back from the road on your right.

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.

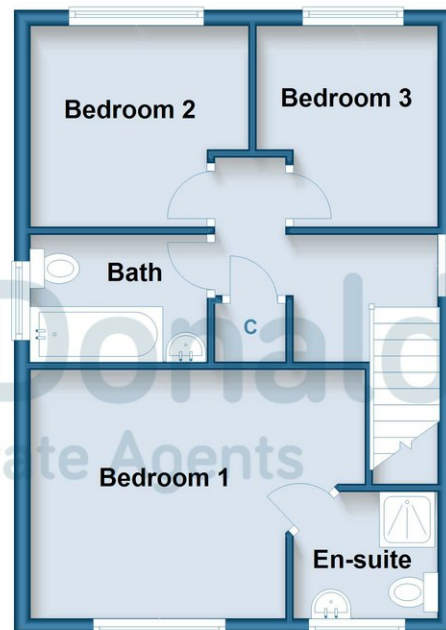
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Jubilee Gardens

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