

11 Trent Road, South Shore, Blackpool

GROUND FLOOR

PVCu double glazed entrance door to:

ENTRANCE VESTIBULE

Cornice style ceiling, door to:

HALLWAY

Double radiator, cornice style ceiling, staircase to first floor landing with under-stairs storage cupboard, cloaks cupboard with hanging space and gas and electricity meters.

LOUNGE

4.73m (15'6") into bay x 4.04m (13'3")

PVCu double glazed walk-in leaded bow window to front, fitted gas fire set in surround, double radiator, cornice style ceiling.

SEPARATE WC

PVCu double glazed leaded window to side, fitted with two piece white suite comprising, pedestal wash hand basin and low-level WC, wooden laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

DINING AREA

3.61m (11'10") x 2.73m (9')

Radiator, ceiling with recessed spotlights, PVCu double glazed door with coloured glass to front, open plan to Kitchen, double door to:

LIVING ROOM

5.18m (17') into bay x 3.96m (13')

PVCu double glazed walk-in leaded bow window to rear, feature coal effect living flame effect gas fire set in ornate wooden surround with tiled inset and hearth, double radiator, cornice style ceiling.

KITCHEN

3.61m (11'10") x 3.50m (11'6")

Fitted with a matching range of base and eye level units with drawers and round edged worktops, display units, corner display shelves, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge and range, gas point for cooker, tiled floor, ceiling with recessed spotlights and feature skylight, door to:

UTILITY ROOM

2.79m (9'2") x 2.01m (6'7")

Base units with worktop space, plumbing for automatic washing machine, double radiator, PVCu double glazed door with matching side leaded panel to garden, door to:

STUDY

2.79m (9'2") x 2.69m (8'10")

PVCu double glazed leaded window to side, double radiator, wooden laminate flooring, door to:

WORKSHOP

4.83m (15'10") x 3.20m (10'6")

PVCu double glazed leaded window to side, PVCu double glazed door.

