



21 Whitemoss Avenue, Blackpool,  
FY3 8QA

**£154,950**

**\*\*\* EXTENDED SEMI-DETACHED WITH LARGE GARDENS \*\*\***

This semi-detached home is well presented with a **MODERN DECOR** throughout and **LARGE** rear gardens **OVER 80ft** long. There is a **STYLISH** fitted kitchen, **MODERN FOUR** bathroom, where the **WC** is separate and the lounge and dining areas are complimented by the addition of a **UPVC conservatory**. There are **off-street PARKING** and a **GARAGE**, which has currently been converted to provide a generously sized outbuilding. A popular location on the outskirts of **STAINING** and just **0.6 miles** from **VICTORIA HOSPITAL**.

**No onward chain.**

- TWO bedrooms
- Open plan THROUGH LOUNGE
- STYLISH fitted kitchen
- Modern FOUR piece bathroom
- UPVC CONSERVATORY
- UPVC double glazing
- Gas central heating
- Rear gardens OVER 80ft long
- PARKING and \*Garage

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**Porch:** UPVC double glazed windows and front door.

**Hall:** Staircase, Meter cupboard.

**Lounge:** 14'6" x 12'3" (4.42 m x 3.73 m) Beautiful marble fireplace with living flame coal effect gas fire, UPVC double glazed bay window, Double doors to:-

**Dining Room:** 16'6" x 12'0" (5.03 m x 3.66 m) UPVC double glazed window, Radiator, Understairs storage with combi gas central heating boiler, and UPVC double glazed window.

**Kitchen:** 8'2" x 6'9" (2.49 m x 2.06 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor, UPVC double glazed window.

**Sun Lounge:** 7'6" x 5'5" (2.29 m x 1.65 m) UPVC double glazed windows and French doors to rear gardens.



### First Floor:

**Landing:** Loft access, UPVC double glazed window, Radiator.

**Bedroom 1:** 15'6" x 11'10" (4.72 m x 3.61 m) Built in wardrobe to alcove, UPVC double glazed window, Radiator.

**Bedroom 2:** 9'11" x 9'5" (3.02 m x 2.87 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, UPVC double glazed window, Heated towel rail/radiator.



### Outside:

**Front:** Mostly stone gravelled with established hedgerow and tree.

**Rear:** Raised brick/block paved patio stepping down to main lawned garden area, Greenhouse, Flowerbeds to border. Estimated to be over 80' in length.

**Garage:** Converted to outbuilding for storage (door blocked up).

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B - £1771.00 (2024/25)



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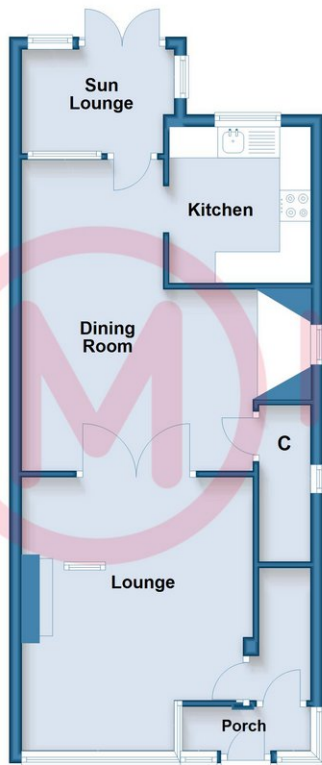
**Directions:** Travel north along Whitegate Drive. At the end turn right at the traffic lights into Newton Drive. Continue the roads full length to the roundabout. take the second exit straight ahead. The third road on your right is Normoss Road and Whitemoss Avenue can be found off here.

**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>			81
(69-80) <b>C</b>		61	
(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			

Ground Floor



First Floor



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Whitemoss Avenue

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