



18 Sharow Grove, Blackpool,  
Lancashire, FY1 5ND

**£149,950**

**\*\*\* STUNNING..... SIMPLY, STUNNING ! \*\*\***

This semi-detached house is a credit to the present owners. Simply **STUNNING** and **BEAUTIFULLY** presented throughout, with a modern contemporary styling. There is a **STYLISH** fitted breakfast kitchen with integrated appliances, open to the dining room, a modern bathroom, UPVC double glazing and gas central heating and lovely lounge with media wall and feature integral fire. To the rear also commands a sunnier **SOUTH** facing aspect.

**Don't hesitate here, book your viewing as soon as possible..!**

- STUNNING semi-detached
- THREE bedrooms
- STYLISH breakfast kitchen
- Integrated appliances
- MODERN bathroom
- UPVC double glazed
- Gas central heating
- SOUTH facing rear.
- A MUST SEE..!

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**Hall:** (Meter cupboard, Double glazed composite door and window, Karndean flooring, Understairs storage, Radiator.

**Lounge:** 13'9" x 11'0" (4.19 m x 3.35 m) Media wall with beautiful integrated feature fire, Coved ceiling, Karndean flooring, UPVC double glazed bay window, Radiator.

**Kitchen Diner:** Beautiful Karndean flooring.

**Dining Area.....:** 13'3" x 11'0" (4.04 m x 3.35 m) UPVC double glazed patio doors to the rear garden, Radiator. Directly open to:-

**Kitchen Area.....:** 8'11" x 6'2" (2.72 m x 1.88 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and breakfast bar, Colour coordinated sink, Built in oven and hob with extractor hood, Fridge and freezer, Part tiled walls, UPVC double glazed window.

### First Floor:

**Landing:** Loft access, Picture rail, UPVC double glazed window.

**Bedroom 1:** 11'5" x 10'9" (3.48 m x 3.28 m) Feature wall, UPVC double glazed window, Double radiator.

**Bedroom 2:** 13'3" x 10'9" (4.04 m x 3.28 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 7'5" x 6'0" (2.26 m x 1.83 m) UPVC double glazed window, Double radiator.

**Bathroom:** Modern three piece bathroom comprising; Combination 'P' shaped panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Tiled floor and walls, UPVC double glazed window, Heated towel rail/radiator.

### Outside:

**Front:** Forecourt garden.

**Rear:** South facing, Stone paved patio, Artificial lawn area, Brick outbuilding.

**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 £1688.52 (2023/24).



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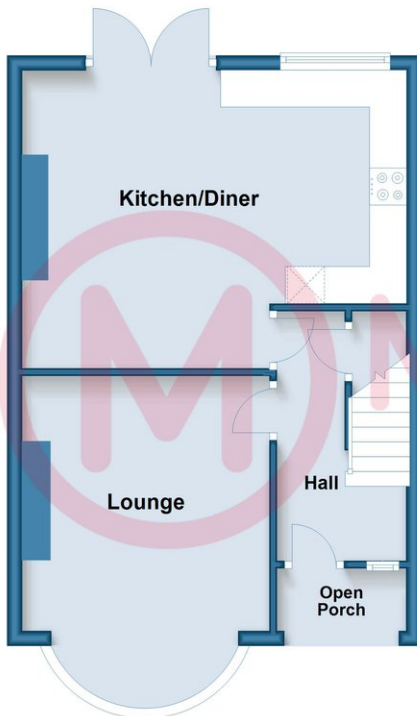
**Directions:** Travel south along Whitegate Drive, take the 12th right turn into Condor Grove, At the traffic lights turn left into Park Road. Sharow Grove is the first turning on your right hand side.

**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.

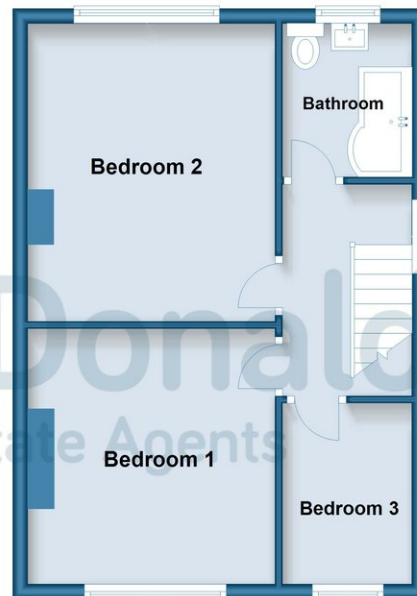
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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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Plan produced using PlanUp.

**Sharow Grove**

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