



41 Orchid Way, Blackpool,
FY4 5QB

Price £225,000

- Beautiful Semi Detached House
- Entrance Hall, GF 2 piece WC, Lounge
- Generously Sized Modern Dining Kitchen/Family Room
- 3 Bedrooms, 3 Piece En-Suite Shower Room
- 3 Piece Bathroom Suite

- GCH, UPVC Double Glazing throughout
- Enclosed West-Facing Garden to Rear
- Side Driveway leading to detached Garage
- Popular Residential Location
- **VIEWING HIGHLY RECOMMENDED**



Property Description

GROUND FLOOR

ENTRANCE HALL

Radiator, tiled flooring, stairs to first floor landing, double glazed opaque entrance composite door, under-stairs storage cupboard

LOUNGE

17' 2" x 10' 7" (5.23m x 3.23m)

Two uPVC double glazed windows to front, double radiator, two wall lights, cornice style ceiling

WC

5' 4" x 3' 0" (1.63m x 0.91m)

Upvc opaque double glazed window to front, fitted with two piece suite comprising pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring

KITCHEN/DINING ROOM/FAMILY ROOM

22' 7" x 17' 10" (6.88m x 5.44m)

Fitted with a modern matching range of base and eye level units with underlighting and round edged worktops, matching island unit with cupboards and drawers under, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave, double feature radiator, tiled flooring, cornice style ceiling with recessed spotlights, uPVC double glazed bi-fold doors to rear

FIRST FLOOR

LANDING

Cornice style ceiling, access to loft, door to storage cupboard housing hot water tank

BEDROOM 1

14' 4" x 12' 9" (4.37m x 3.89m)

Upvc double glazed window to front, radiator, cornice style ceiling

EN-SUITE SHOWER ROOM

6' 4" x 5' 7" (1.93m x 1.7m)

Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with base cupboard and low-level WC, full height tiling to all walls, uPVC opaque double glazed window to front, radiator, karndean flooring, recessed spotlights

BEDROOM 2

9' 11" x 8' 10" (3.02m x 2.69m)

Upvc double glazed window to rear, radiator





BEDROOM 3

9' 4" x 7' 6" (2.84m x 2.29m) Upvc double glazed window to rear, radiator

BATHROOM

6' 9" x 6' 7" (2.06m x 2.01m)

Fitted with three piece suite comprising deep panelled bath, vanity wash hand basin with base cupboard and low-level WC, half height tiling to all walls, uPVC opaque double glazed window to side, radiator, karndean flooring

OUTSIDE

Front garden area with side driveway leading to brick built detached garage providing off-road parking
Enclosed west-facing garden to rear laid to lawn

GARAGE

18' 6" x 9' 6" (5.64m x 2.9m)

Power connected, up and over door, uPVC double glazed opaque door to side

COUNCIL TAX BAND

D

ENERGY EFFICIENCY RATING

B

PROPERTY TENURE

We are verbally informed by the vendor that the property is held **LEASEHOLD**
Ground rent approx £200 per annum

MORTGAGES

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Other Points of Interest

Tenure Leasehold

Approximate Age of Property: Modern





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements